



CITY OF  
**TEXARKANA**  
TEXAS

P.O. Box 1967  
Texarkana, TX 75504  
Phone (903) 798-3900

December 17, 2015

Paul Johnson  
EPA Region 6  
1445 Ross Avenue, Suite 1200 (6SF-VB)  
Dallas, TX 75202-2733

Dear Mr. Johnson,

On behalf of the City of Texarkana, Texas, I am pleased to submit this application for EPA Brownfields Area Wide Assessments Grant funding requesting consideration for \$200,000 for Hazardous Assessments and \$200,000 for Petroleum Assessments.

The City seeks to continue its foundational Brownfields Assessments program laser-focused on Texarkana's Targeted Brownfields Area, consisting of 200 acres and 200 properties in the Historical Downtown and 7th Street Corridor that are contaminated or potentially contaminated with pigeon guano, mold, asbestos, lead paint, perchloroethylene-based waste, cleaners, degreasers, oil, diesel, gas, heavy metals like lead and mercury, solvents, petroleum hydrocarbons, and methyl tertiary butyl ether, or MTBE.

Instead of safe and sanitary neighborhoods, children are tempted by vacant lands filled with industrial remains ranging from old tin manufactures to armature works, contaminated soils, and deteriorating petroleum, lead paint, mold, and asbestos laden buildings. Fifteen years ago, two Texarkana teens made national news after they found forty pounds of mercury on an abandoned brownfields property. Their play resulted in 170 confirmed poisonings as the mercury was spread through homes, schools, and businesses in this low income area. Clearly, in Texarkana's Targeted Brownfields Area, low-income, minority, and other disadvantaged populations disproportionately bear the burden of environmental contamination, constituting a significant environmental justice concern.

Texarkana has made significant strides to redevelop downtown and the 7<sup>th</sup> Street Corridor since the wake-up call of mercury poisonings, though there is still much work to be done to improve health, safety, sustainability, and livability. We have secured funding for Phase 1 of a National Endowment for the Arts Our Town Design to turn a vacant brownfield parking lot into a vibrant community square connecting arts, history, and cultural assets. Funds from the Brownfields Assessments grants will allow Texarkana to improve the sustainability and livability of the target area for sensitive populations maximizing the City's redevelopment strategy by focusing on contaminated properties that pose serious threats to human health, have the highest redevelopment potential where motivated, qualified borrowers and sub-grantees are prepared to deal with environmental cleanup and capitalize on assistance provided by Brownfields Assessment Grants and the local expertise of graduates of the EPA Environmental Workforce Development Grant. This synergistic approach to Brownfields redevelopment provides the

backbone for the successful implementation of the City's overall Brownfields strategy. Brownfields Assessments are foundational to this strategy.

The demographic profile compiled for this application shows more than double the rate of poverty, less than half the per capita income; a lower homeownership rate; and lower educational attainment in the Target Area than the City, county, state, or nation. The unemployment rate is comparable to the national rate and; however, the lower median income, higher percentage of people receiving public assistance coupled with lower educational attainment suggests that residents in the Target Area may be more likely to be long-term unemployed and thus, uncounted.

Brownfields redevelopment in Texarkana will expand economic opportunity and improve air quality as we address the treacherous vacant and decaying facilities that have caused out-migration of businesses and homeowners, caused downward spiraling of property values/tax base and surging emergency response in the area. New jobs, new homes, economic activity, the Perot Market Square, the Hotel Grim Lofts, If Only One After-School Program, and walking/biking trails will literally help breathe life back to the oldest area in our city. Thank you for considering this proposal.

**1. Threshold Criteria**

a. Applicant Identification: City of Texarkana, Texas, P.O. Box 1967, Texarkana, Texas 75504; General Purpose Unit of Local Government as defined under 40 CFR Part 31.

b. Applicant DUNS number: 062929187

c. Funding Requested:

c. i.) Grant type: Assessment

c. ii.) Federal Funds Requested: \$400,000; no waiver

c. iii.) Contamination: \$200,000 hazardous substances; \$200,000 petroleum substances

c. iv.) Community-wide

d. Location: Texarkana, Texas in Bowie County

e. Property Information: Not site-specific

f. Contacts

f. i.) Project Director: Daphnea Ryan,  
903-798-3934/903-798-3913  
dryan@txkusa.org  
City of Texarkana, Texas  
P.O. Box 1967  
Texarkana, Texas 75504

f. ii.) Chief Executive: John A. Whitson  
903-798-3900/903-798-3913  
john.whitson@txkusa.org  
City of Texarkana, Texas  
P.O. Box 1967  
Texarkana, Texas 75504

g. Date Submitted: December 18, 2015

h. Project Period: 3 Years

i. i.) Population: 36,411

i. ii.) Municipal form of government

j. Special Considerations Checklist - Appendix 3 Attached

Sincerely,



John A. Whitson, City Manager

**Appendix 3**  
**Regional Priorities Form/Other Factors Checklist**

Name of Applicant: City of Texarkana Texas

***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Improving Air Quality

Page Number(s): 1, 2, 8, 12, 13, + 14

***Assessment Other Factors Checklist***

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	



## City of Texarkana, Texas Community Wide Assessment Grant Narrative FY2016

### COMMUNITY NEED

#### 1.a. Targeted Community and Brownfields

##### 1.a.i. Targeted Community Description:

Downtown Texarkana and the 7<sup>th</sup> Street Corridor were once the vibrant hub of commercial, retail, industrial, governmental and residential activities at the heart of this bi-state Texas city that shares its railroad history and north eastern border with its Arkansas twin city. Seventh Street, which is also U.S. Hwy 67, was formerly the main entrance to downtown Texarkana from the east (Little Rock, Memphis) and west (Dallas, Houston). As with many cities, Texarkana's early industries waned; growth focused away from heart of the city, and sprawled toward the north, focusing on Interstate 30. Abandoned industrial facilities, deserted gas stations encasing abandoned underground petroleum and chemical tanks line the still heavily traveled Hwy 67, now the entry point to some of Texarkana's poorest neighborhoods. Many of yesteryear's stunning architectural landmarks that once show-cased Texarkana's economic vibrancy and industrial wealth are now dilapidated structures in the historical downtown area where the government offices, banks, museums, and courts serve the city's 36,411 residents. More than 200 properties in Texarkana's Targeted Brownfields Area<sup>1</sup> of approximately 200 acres have either been positively identified or are highly suspected of containing a range of air, water, and soil contaminants including pigeon guano, mold, asbestos, lead paint, perchloroethylene-based waste, degreasers, oil, gas, heavy metals, solvents, petroleum hydrocarbons, hexadecane; 4-(t-octyl) phenol<sup>2</sup> and methyl tertiary butyl ether, or MTBE<sup>3</sup>.

According to the EPA, within two miles of a downtown Texarkana toxic air release<sup>4</sup>, there are twenty-eight schools, fifty churches, and two hospitals.

##### 1.a.ii. Demographic Information

Income distribution maps make it crystal clear that Texarkana's Brownfields are located within the areas of lowest household and per capita income within the City of Texarkana, Texas. The demographic profile for the City of Texarkana in Bowie County, Texas clearly shows higher rates of poverty, lower median household incomes and lower rates of college graduates than Texas or national rates, according to the U.S. Census Bureau. The population of the City of Texarkana now stands at 36,411, consisting of 44.6% minority residents, with 65% minority in the Target Area. Conversely, in the state of Texas, the percentage of the population reporting as minorities is nearly the reciprocal at 29.6%. Median household income where the City's median household income of \$38,037 is 73% of the national figure. In the target area, the median household income of \$16,098 is less than a third of the national household income of \$51,425. Households in the target area living on substantially fewer dollars still shop in the same grocery stores as their relatively wealthier neighbors, their incomes just don't stretch as far.

<sup>5</sup>	Target Area <sup>(4)</sup>	City	State	National
Population <sup>(1)</sup>	15,162	36,411	25,145,561	311,536,594
Unemployment <sup>(2)</sup>	9.37%	5.3%	4.2%	5.3% <sup>(2)</sup>
Poverty Rate <sup>(3)</sup>	34.43%	20.40%	16.80%	11.3% <sup>(2)</sup>
Percent Minority <sup>(3)</sup>	65.00%	44.60%	29.60%	36.7% <sup>1</sup>

<sup>1</sup> Census Tracts 104, 105, 106, & 108 = Downtown, 7<sup>th</sup> Street Corridor, and surrounding communities, all HUD low/mod areas.

<sup>2</sup> [http://www.ehhi.org/reports/turf/health\\_effects.shtml](http://www.ehhi.org/reports/turf/health_effects.shtml)

<sup>3</sup> <http://www.epa.gov/oust/petroleumbrownfields/pbbasic.htm>

<sup>4</sup> <http://www3.epa.gov/myenv/MyMap.html?minx=-94.99878&miny=33.01788&maxx=-93.47443&maxy=33.60318&ve=9,33.34361,-94.17919&cLat=&cLon=&pSearch=75501,%20TX&players=>

<sup>5</sup> (1) 2010 U.S. Census- [www.census.gov](http://www.census.gov). (2) Bureau of Labor Statistics - [www.bls.gov](http://www.bls.gov). (3) 2009 American Community Survey - [http://www.census.gov/newsroom/releases/archives/income\\_wealth/cb10-144.html](http://www.census.gov/newsroom/releases/archives/income_wealth/cb10-144.html) (4) With the exception of Unemployment, Target Community statistics (Census Tracts 104, 105, 106, & 108) compiled from, from the 2005-2009 American Community Survey at <http://factfinder.census.gov>.



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Median Household Income <sup>(3)</sup>	\$16,098	\$38,037	\$48,199	\$53,046
Per Capita Income <sup>(3)</sup>	\$12,117	\$22,618	\$24,318	\$26,530 <sup>3</sup>
% Households w Pub Assist. <sup>(3)</sup>	32.9%	N/A	1.9%	2.9%
% Below Poverty Level <sup>(3)</sup>	34.6%	17.7%	17.7%	22.4%
Homeownership Rate <sup>(3)</sup>	45%	59%	64.7%	66.9%
No High School Diploma <sup>(3)</sup>	36%	21%	20.7%	15.4%
College Degree or Higher <sup>(3)</sup>	6%	20%	25.4%	27.5%

This region has been hit hard by the BRAC (Base Realignment and Closures) process, closures, downsizing, and off-shoring of regional manufacturers, and recent defense spending budget reductions in the Sequester process resulting in fewer jobs that pay living wages within these counties. According to Workforce Solutions, the regional Workforce Development Board, Texarkana has lost 1,628 jobs since 2010. The BRAC'ed Lone Star Ammunition plant and Red River Army Depot, two of the region's largest employers where job losses are greatest, lost 597 jobs in a three month period in 2013. Texarkana's unemployment rate of 5.3%<sup>6</sup> is comparable to the national and state unemployment rates but probably underestimates the true unemployment picture of Texarkana's real economy.

### 1.a.iii Description of Brownfields

Throughout Texarkana's Targeted Brownfield Area, adults and children *inhale unknown chemicals* as they shop, obtain social services, go to the public library, access the T-Line Transit System, or attend to legal matters throughout the Target Area. Children are tempted by vacant lands filled with industrial remains, contaminated soils, and deteriorating petroleum, lead paint, mold, and asbestos laden buildings, all containing particulates with strong correlations to asthma and other negative health impacts.

Downtown and contiguous neighborhoods are ringed on the southeast side by an active railroad hub dating back to the 1870's. The region's rich timberlands prompted the development of timber processing and supportive industrial uses surrounding south and east borders of the downtown and residential neighborhoods, with two active and one closed creosote Superfund sites including the infamous Carver Terrace, the first residential site in the nation where a developer was required to pay homeowners to relocate. The majority of Texarkana's brownfields are beautiful multistory former commercial spaces dating to pre-1935 as well as industrial and manufacturing sites, some with histories dating back to 1875, long before it was understood that chemicals do not just disappear because they've been buried, burned or dumped. Texarkana has documented over 200 brownfields with varying levels of suspected assessment and clean up required.

### 1.a.iv. Cumulative Environmental Issues

In Texarkana's Targeted Brownfields Area, low-income and minority populations live in and near disproportionately bear a higher burden from environmental contamination, constituting a significant environmental justice concern. According to the EPA's EnviroMapper, there are 4 Air Emissions (AIRS/AFS) sites, 2 active Superfund sites, 8 Toxic Release (TRI) sites, 65 Hazardous Waste (RCRA) sites, 10 Water Discharger (PCS & ICIS) sites, and 27 Brownfields sites entered in the EPA's ACRES database within a two mile radius of the most recent toxic air release by HUMCO, Inc. These are concentrated in Texarkana's Brownfields Target Area where three thousand and seven children are tempted to play in derelict facilities on their way to and from school one hundred and eighty days per year, constituting 1,082,520 potential exposures of school aged children to Brownfields contaminants per year in this low income, predominantly African American area. There are few sidewalks in these communities, so these children disturb potentially contaminated soils by virtue of walking home. Where there are sidewalks, continuous, fast-flowing traffic pollutes the air with exhaust fumes and keeps friable contaminants stirred in the wake. Open land appears undeveloped along Swampoodle Creek and Days Creek streams bisecting these communities. Though these

<sup>6</sup> <http://www.tracer2.com/cgi/dataanalysis/labForceReport.asp?menuchoice=LABFORCE>

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areas look pristine due to the growth of native trees and grasses, these creeks have concentrations of pollutants, washed by stormwater from abandoned and occupied pre-1950's homes, old tin manufactures and armature works, dry cleaners, hatters, taxi stands, gas stations, hotels, furniture manufacturers, railroad industry sites, and manufactured gas sites. These soils are then blown and breathed.

While the creek areas are often overlooked as Brownfields because nature has provided a soothing green cover, it becomes apparent that abandonment and neglect of pre-1950's housing stock and historic structures have created a host of redevelopment issues as the state highways converge at the historic downtown. Some areas of contamination cannot be seen simply because contaminants are underground in the form of gas and diesel tanks lining the road, homage to Texarkana as a crossroads. Yesterday's signs of success are today's eyesores and sources of environmental contamination with the seven story Hotel Grim, seven story McCartney Hotel, Union Station, defunct medical facilities, multi-story office spaces, former bank sites, and commercial spaces in various states of disrepair. As the roof spaces on these sites fail and windows are broken, the structures become compromised, concentrators of breathable, friable contaminants released into the air.

### 1.b. Impacts on Targeted Community

Adults and children inhale the strong odors of unknown chemicals as they shop, obtain social services, attend to legal matters, go to the public library, or access the T-Line Transit System throughout the Target Area. Increased exposure to volatile chemicals radiating from contaminated sites, leaking toxins polluting the soil where area resident's gardens grow, and children exploring and playing on brownfield sites directly coming into contact with such chemicals and industrial wastes can result in serious detrimental effects on the health of local residents and sensitive populations.

In Texarkana's Brownfields Area, the most vulnerable of all citizens reveal the dire consequences of urban decay and real or perceived environmental contamination. Nationally, 8.2%<sup>7</sup> of all births results in a child with low birth weight, at risk for serious long term disability, heart disease, diabetes, stunted growth, low I.Q, respiratory illnesses, and other significant health effects. In Texas, there are 75.74 low birth weight children born for every 1,000 births. That rate increases substantially for Bowie County at 96.85 out of every 1,000 births resulting in low birth weight.<sup>8</sup> In Bowie County there were 186.7 per 10,000 children born with birth defects in 2006<sup>9</sup>, as compared to the national rate of 115.26 per 10,000 births. Though low birth weight and birth defects statistics are not available for these smaller regions, Texarkana's poorest and highest minority populations live in Texarkana's Targeted Brownfields area.

Low birth weight and birth defects in predominately African American and poor populations are significantly higher than in other demographic categories.<sup>10</sup> It is not clear if environmental contamination from Texarkana's brownfields contributes to the problems of birth defects and low birth weight, or if the economic consequences of real or perceived contamination and the resultant economic vulnerability of this area are more to blame<sup>11</sup>. What is most clear, however, is that birth defects and low birth weight are the two most significant causes of infant mortality. Texarkana's poor, located primarily in the areas of highest brownfields concentrations, have the highest infant mortality rates in the region, at 12.8<sup>12</sup> in 2007 as compared to either

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<sup>7</sup> USDHHS. Child Health USA 2007. <http://www.mchb.hrsa.gov/chusa07/city/pages/501bw.html>.

<sup>8</sup> U.S. Environmental Protection Agency. <http://www.epa.gov/myenv/MyHealth.html?minx=-94.61700&miny=33.22031&maxx=-93.85483&maxy=33.51277&ve=10,33.32519,-94.14807&cLat=&cLon=&pSearch=75501, TX>

<sup>9</sup> Texas Department of State Health Services. <http://soupfin.tdh.state.tx.us/cgi-bin/defectc10>

<sup>10</sup> <http://cfpub.epa.gov/eroe/index.cfm?fuseaction=detail.viewInd&lv=list.listbyalpha&r=216634&subtop=381>

<sup>11</sup> Jean D. Brender, PhD and John S. Griesenbeck, MS, MPH. Hazardous Waste Sites, Industrial Facilities, and Adverse Pregnancy Outcomes in Dallas, Denton, and Tarrant Counties, 1997 – 2000. Texas A&M School of Rural Public Health. March 20, 2008.

<sup>12</sup> Texas Department of Health and Human Services. <http://soupfin.tdh.state.tx.us/imr1.htm>, [www.countyhealthrankings.org](http://www.countyhealthrankings.org)

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Texarkana at 8.2, or Texas at 6.1, or the nation, holding steady since 2000 at 7 per 1,000. Often Bowie County statistics provide the only reliable health data for the area. According to the Texas Department of State Health Services, Bowie County ranks 20th out of all 223 Texas counties with the highest rate of mortality due to cancer.<sup>13</sup> In the Texas Department of Health Region 4, where Texarkana is the largest city, 7.7% of the citizens in have some form of asthma. The Office of Surveillance, Evaluation and Research (OSER) for the Texas Department of State Health Services reports that the prevalence of current childhood asthma is the highest in the state at 14.7%<sup>14</sup> Moreover, this study documented the higher incidence of asthma in Texas children living near contaminated sites as compared to other Texas children. Factors contributing to these health disparities may include the prevalence of asbestos materials, lead paint and other hazardous contamination, as well as decaying/abandoned commercial and industrial facilities. The Target Area shows significant impact from an economic perspective, and there appears to be different health outcomes for sensitive populations in the area as compared to state and national averages. Instead of a beautiful historical area, the City has rampant out-migration and a devastated downtown and main thoroughfare that are social, environmental and economic detriments to residents of the Target Area and the City as a whole.

### 1.c. Financial Need

#### 1.c.i. Economic Conditions:

The demographic profile compiled for this application shows a significantly higher minority population (65%) in the project area than in the city (44.6%), state of Texas (29.6%), or the nation (26.7%). The Target Area has more than double the rate of poverty, less than half the per capita income; higher percentages of households receiving public assistance and single parent households, a lower homeownership rate; and lower educational attainment than the City, county, state, or nation. The unemployment rate is comparable to the national rate and somewhat higher than city, county or state; however, the lower median income, higher percentage of people receiving public assistance coupled with lower educational attainment suggests that residents in the Target Area may be more likely to be long-term unemployed and/or unemployable in the current economy. Significant plant closures, loss of jobs due to Base Realignment and Closures (BRAC) have hit low skilled and semi-skilled workers like those in the Target Area particularly hard with over 1,000 documented job losses in Bowie County.

The Brownfields properties in the Target Area are havens for illegal activities, a public health risk and a deterrent for developers. Abandoned, dilapidated properties and contaminated vacant lots have a profound impact on the environment and the sustainability and livability in the Target Area for residents. People who live in the Target Area face the consequences in real ways.

The EPA recognized Texarkana's good faith struggles to redevelop Brownfields properties when Texarkana had the honor of being chosen as the first city in the nation to receive technical assistance through the Community Development Finance Administration (CDFA) Partnership with EPA for Texarkana's largest Brownfield project to date, the seven story Grim Hotel. CDFA identified several economic factors that inhibit redevelopment of the Grim that also pertain to Texarkana's other Brownfields. Chief among the issues are low property values that pull down the City's ability to capitalize on the Tax Increment Finance District (TIF) to fund assessment, clean up and redevelopment projects. While the TIF district in Texarkana's neighborhoods north of I-30 fund infrastructure and development project that keep pace with community need there, the TIF district serving the Brownfields Target Area downtown generated no additional tax revenue in ten years as property values continue to decline. Several factors severely limit the City's ability to draw on other sources of funding for the cleanup of brownfield sites including: **Declining Fiscal Condition of the Target Area** – Out-migration has left a population of very low income residents with few job opportunities, abandoned properties with caving roof tops, havens for criminal activity, placing further strains on the City's ability to maintain the aging infrastructure and provide supportive services, causing a substantial burden on municipal services. **Vast Number of Sites, High Exposure** -Texarkana's brownfields are grouped along the 7th Street Corridor and downtown area, in

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13 Texas Department of State Health Services. [http://www.dshs.state.tx.us/chs/pubs/pub\\_rank.shtml](http://www.dshs.state.tx.us/chs/pubs/pub_rank.shtml).

<sup>14</sup> Texas Department of Surveillance and Health Services



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areas of community disinvestment. According to preliminary investigations, 70% of the properties located in the heart of downtown Texarkana and along the 7th Street corridor are brownfields. Nearly half of the City's residents live within or adjacent to the Target Area with significant exposure. **Limited Brownfields Assessment Funds Available** - The City has secured funding in the past from the Texas Commission on Environmental Quality (TCEQ) and two Assessment Grants from the EPA which are expiring. **Critical to Implementation of RLF** – Having a vibrant Assessment Grants Program provides a critical link in the implementation of the EPA Brownfields RLF program. The City currently has three potential RLF loan and sub-grant recipients that will require assistance with assessing the properties in order to advance the projects. These include three projects that will only be possible with community supported gap-financing and assistance to turn blighted, vacant properties into community assets generating jobs and tax revenues.

### 1.c.ii. Economic Effects of Brownfields

Due to the lower income level of Target Area residents, the Small Business Administration (SBA) identifies this project's Target Area as "distressed", which qualifies businesses locating to these areas to participate in the SBA's HUBZone (Historically Underutilized Business Zone) Empowerment Program.<sup>15</sup> The continual decrease in property values and generated taxes substantially limits the City's ability to aggressively address the brownfields issue and go forward with revitalization plans in the Target Area. Property tax revenues currently make up 40% on average of the City's budget. Sales taxes, property taxes, and transfers are responsible for a substantial portion of the City's operating revenue budget. The overall net decrease in revenues, transfers, and capital leases in fiscal year 2014 compared to the prior fiscal year was \$2,016,355, due mostly to an overall decrease in revenue of \$337,000, and a net decrease in transfers. Over the past five years, vacant brownfields in the Target Area have cost the City approximately \$2.5 million from decreased property taxes. This inhibits the City's ability to improve livability for the community and is unsustainable.

Known and/or suspected environmental contamination thwarts critical economic redevelopment projects that will stimulate the local economy and create new jobs for low and moderate income persons. With poverty rates hovering between 22% and 45%, in these neighborhoods, the residents themselves do not have the means to solve these complicated redevelopment issues without assistance from the City to improve revenues, property values, and quality of life.

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### 2.a. Project Description

#### 2.a.i Project Description:

Texarkana, USA, a cross roads community, is at a cross roads now. Downtown is redeveloping and the shape the local economy takes will impact the community for generations to come. For these redevelopment efforts to succeed, the community must be able to recoup its investments with a stronger tax base that can support and maintain the infrastructure and services required to thrive. The downtown must be a place where people have the opportunity to both live and work. Bringing a younger demographic to the process of placemaking presents Texarkana with its best chance at improving health outcomes for sensitive populations and stopping the out-migration of the young people educated here. Bringing young people into the process now, investing in their health and well-being, provides the City and the community with a chance to reverse the declines in the physical condition of Texarkana's streets, bridges, buildings, and services, improving the bottom-line on budgets for years to come. Losing the opportunity to redevelop downtown could result in further decay of Texarkana's historic structures, greater risk of exposure to environmental contaminants, and an ever-shrinking tax base, increased blight, vacancy, and community disinvestment. This is also a crucial time to preserve Texarkana's rich cultural, historical, and artistic legacy. If these cannot be successfully transferred to younger citizens, the community risks losing them forever.

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<sup>15</sup> <http://qct.huduser.org/tables/1metrottable.odt?areaname=Texarkana%2C+TX-Texarkana%2C+AR+MSA&DDAYEAR=2010>

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The City of Texarkana, Texas desires to re-establish its foundational Brownfields program with this request of \$200,000 for Hazardous Assessments and \$200,000 for Petroleum Assessments as the cornerstone of Texarkana's laser-focused Redevelopment Plan in the Texarkana Targeted Brownfields Area, representing roughly 200 acres and 200 properties in the Historical Downtown and 7th Street Corridor that are contaminated or potentially contaminated with pigeon guano, mold, asbestos, lead paint, mercury and other heavy metals, or petroleum based contaminants.

Funds from the Brownfields Assessments Grants will allow Texarkana to improve the sustainability and livability of the Target Area for sensitive populations maximizing the City's redevelopment strategy by focusing on contaminated properties with highest health risks and redevelopment potential where motivated, qualified RLF borrowers and sub-grantees as well as the City are prepared to deal with environmental cleanup and capitalize on assistance provided by this grant, and the local expertise of graduates of Texarkana's EPA Environmental Workforce Development Grant, as well as local community partners and other state and federal agency participation. This synergistic approach to Brownfields redevelopment provides the backbone for the successful implementation of the City's overall Brownfields strategy.

The City of Texarkana seeks \$400,000 in Assessment Grant funding for community outreach, to expand site inventory in area, detail, prioritization, and accessibility, Phase 1 site assessments, Phase 2 site assessments, assessment clean-up planning.

Texarkana has developed an extensive inventory of sites in downtown, but the inventory lacks usability by those interested in property development. Led by Dr. Catherine Howard, the 60 students of the Science, Technology, Engineering, and Math Club (STEM) from Texarkana Community College will assist the City with important ground level work in assessment grant, photographing current site conditions using GIS enabled cloud-based software as a collaborative project with Main Street Texarkana. The result will be a prioritized, visual, GIS enabled inventory usable by any interested party. The MySidewalk software that the City intends to purchase, will create a user-friendly, mobile-enabled tool that will vastly improve the ability to both input Brownfields property data, export the data for ACRES, and create visual outputs to be realized by interested parties.

The City of Texarkana, Texas is one of sixty nine recipients of the National Endowment for the Arts Our Town awards throughout the United States and will receive \$100,000 to support the Texarkana Perot Theatre Restoration and Art Park Project. The Perot Theatre Restoration and Art Park project in Texarkana, Texas engages leading design experts in development of a master plan for the downtown Texarkana Arts and Historic District. The master plan features adaptive re-use of a downtown block connecting the restored Perot Theater and the historic Regional Arts Center building with an open air farmers market, outdoor stage, public art exhibition and green space. A public space master plan incorporating the surrounding blocks offers an excellent opportunity to improve livability and safety in the heart of Texarkana's Arts District. Texas Commission on Environmental Quality (TCEQ) completed the Phase 1 Assessment on the Parking Lot that will become the core area for the Perot Market Square. This grant would allow the project to progress quickly with a Phase 2 assessment and clean up plan. When built out, contractor Baldwin and Shell Construction Company estimates the final cost at \$13 mil. Several properties will be assessed for this project – the Regional Arts Center (Former Federal Courthouse) where a plume of gasses found their way through the elevator shaft; the Norton Building Parking area -Lot across from Perot Theater and the main parking area that will become an outdoor amphitheater.

Other projects include the "If Only One" afterschool program being developed now. This non-profit is seeking assistance through the USDA, private funders, the school system and the city to develop an afterschool program in a central Rose Hill Neighborhood location where approximately 70% of the children live in single parent homes. The Randy Sams Outreach Shelter, located in downtown is seeking to

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move serves from the downtown core to a more conducive 7th Street Corridor location where the City has already conducted a Phase 1. CDBG Project for Trail system in Beverly Community will require multiple assessments along the trail system.

Assessment Grant awards will be managed and administered through the City of Texarkana, Texas, a local government utilizing a City Manager and Council form of governance in the State of Texas. Council members represent every census tract in the City and report directly to the people of the city including those in the Target Area. The number of highly qualified, experienced professionals involved in the Assessments program demonstrates the capacity of the City to retain project leadership should employee turnover occur. The City will use its standard employee recruiting system to recruit qualified staff if a position is vacated. Texarkana is implementing a team approach to managing the Brownfields Program in general and the Assessments grants specifically. The Program Manager tasked with overseeing all aspects of managing the grant reports directly to the City Manager and Council. Assessments Staff and the selected contractor will report to the Program Manager. Texarkana is currently working with Terracon, Inc. a premier Brownfields contractor in brownfields revitalization for the Assessment grants ending this year, the current Revolving Loan Fund Grant and the Multi-Purpose grant.

**Program Manager – Daphnea Ryan:** City Planner II; Former Director of Environmental Services; management of Environmental Services including Environmental Health, Brownfields Quality Assurance Manager (QAM) for the City's two (2) Brownfields Assessment grants, , for assuring that all Phase I Environmental Site Assessments are accomplished in strict compliance with EPA's AAI rule; coordinates Brownfields staff to implement Phase I and II Assessments; will work with the environmental consultant and assist with cleanup oversight including Quality Management and Quality Assurance and ACRES reporting. **\*\* Quality Assurance Manager Adra Hallford:** 15+years of experience writing and managing grant programs – 5 years with Brownfield programs; Quality Assurance Manager - will coordinate staff and QEP to ensure all EPA reporting requirements are met; responsible for the Quality Management Plan and the Quality Assurance - strict compliance with EPA's AAI rule; **\*\* Planning and Community Development Director David Orr:** 10+ years of experience administering grant-funded sustainability projects, project management of the City's implementation of the U.S. Mayors Climate Protection Agreement; developed and implemented 2 Tax Increment Reinvestment Zones (TIRZ) for sustainable growth, and administration of funds for the City's hotel occupancy tax; will assist in program development, project selection, and qualification of applications, and project oversight. **\*\* Economic Development Coordination, Sparks Services:** assists City staff with all economic development activities; **Jerry Sparks, owner, has developed and/or implemented five RLF programs,** including assisting with the City's EPA Brownfields RLF. His experience with redevelopment of brownfields properties is an asset in the design and implementation of this Brownfields RLF program. **\*\* Independent Environmental Consultant –** The City will hire an independent consultant who will serve as the Qualified Environmental Professional (QEP) to conduct site-specific Phase 1 and Phase 2 assessments and cleanup plans, review public comments, assist with program development and marketing, assist with public health communications, and ensure compliance with applicable laws and regulations.



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### 2.a.ii. Project Timing

	Year 1				Year 2				Year 3			
Activity	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Grant Management	x	x	x	x	x	x	x	x	x	x	x	x
Rapid Deployment	x											
BF Team Meetings	x	x	x	x	x	x	x	x	x	x	x	x
RFP for Consultants	x											
Hire Qualified Consultants		x										
Community – Public Meetings		x		x		x		x		x		
Site Selection												
Access Agreements		x	x			x	x			x	x	
Phase 1 &2 Activities			x	x	x	x	x	x	x	x		
Cleanup and Reuse Planning									x	x		
Project Closeout												x

### 2.a.iii. Site Selection:

Assessments will be prioritized for funding by City staff and the Steering Committee, based on, but not limited to, the following series of criteria: **1. Extent of public health, safety and environmental issues** – Priority assessment and cleanup will eliminate potential hazards to human health and the environment. Based on the assessments performed under the current grants, most properties assessed will have some level of lead, asbestos, mercury, pigeon guano or petroleum-based contaminants that can be safely remediated. **2. Availability and reuse of existing infrastructure.** **3. Community input:** Projects must seek community input as part of the application process. **4. Greenspace preservation or creation.** **5. Potential for economic development.**

### 2.b. Task Description and Budget Table

#### 2.b.i. Task Descriptions

**Tracking and Measuring Short Term and Long Term Outcomes and Outputs:** Sites for consideration ranked to ensure projects meet eligibility criteria. Evaluation of progress will be done during Brownfields staff meetings. **Outputs:** Up to 5 Hazardous brownfield sites and up to five Petroleum sites will have Phase 1 assessments; Up to 5 Hazardous brownfield sites and Up to 5 Petroleum sites will have Phase 2 assessments, and two clean up plans will be created for Hazardous and 2 for Petroleum substances. The remediation proposed will eliminate (or lower to within acceptable standards) the presence of contaminants in soil, water, and air. **Outcomes:** The results that will occur from carrying out the activities under the grant will accrue over an extended time period. Starting in the first funding year, the City will track the number of properties added to the inventory and to ACRES and other funding leveraged through the economic use of sites as well as the number of acres made ready for reuse, and acres of greenspace created for communities. The elimination of contaminants will be measured according to EPA and TCEQ standards by the QEP and reported

## City of Texarkana, Texas Community Wide Assessment Grant Narrative FY2016

as required with an appropriate signature. Mechanisms for tracking and measuring progress include submission of all reporting required by this program and includes financial reporting through SF425, SF270, Minority and Women Owned Business Reports and ACRES reports. Brownfields Staff will collaborate with the Qualified Environmental Professional to ensure accurate and timely tracking and reporting.

Task 1-Community Outreach (\$6502.08): The City's approach to community outreach focuses on reaching people in impacted neighborhoods, community stakeholders, developers and college students interested in improving environmental, economic, and social conditions in our area. Engaging college students and neighborhood associations in community outreach activities will extend the City's ability to reach marginalized populations through social media and word of mouth. The City will hold multiple community outreach events at varied times in accessible locations to engage the public in selecting and prioritizing sites, clean up alternatives, ensuring that outcomes meet the expectations of the community. Upon grant award, the City will host a Rapid-Deployment meeting that will serve to immediately begin planning and implementation of this project. Within one week, the City will host a public meeting to announce the award, provide information to the public, and invite further public participation. By the end of the first quarter, well-screened interns recruited from the Texarkana College Careers Program will assist City staff to develop flyers, Facebook and Twitter posts, event announcements, and public service announcements. Nominal costs for supplies are included here (\$171.48 Hazardous, \$171.48 Petroleum) The City targets 100 hours of staff time to Community Outreach, calculated as \$4666.00 personnel; \$1493.12 fringe; and \$171.48 in supplies for community outreach including materials and postage for mailings.

Task 2-Inventory (\$13,159.12) Under this task, the City will expand the current site inventory of downtown and 7<sup>th</sup> Street Corridor properties to include properties along Swampoodle Creek, along abandoned railroad tracks, and troubled residential neighborhoods along potential trail sites as connectors to Texarkana Community College. As a previous Assessments Grants recipient, the City has an inventory of downtown sites. Brownfields project team members will train students from the Science Technology Engineering and Math Club (STEM) at Texarkana Community College to collect GIS data and current condition photographs for an online inventory of brownfield properties readily available to anyone with a computer or phone. The budget includes the cost (\$7000.00) of meeting supplies, two tablets, and software to support this task, as well as \$4666.00 personnel; and \$1493.12 fringe.

Task 3-Phase 1 and 2 Assessments (\$325,854.59): This task includes activities related to carrying out site assessments, including procurement of consultants, technical assistance on sites, QAPP for all sites, Sampling and Analysis Plans/Health and Safety Plans for Phase 2 Assessments. Texarkana anticipates conducting Phase 1 and 2 Assessments that range in size and complexity. Based on Texarkana's experience with assessing properties in this area, we estimate we will conduct up to 5 hazardous substance Phase 1 assessments, 5 petroleum contamination Phase 1 assessments, (ranging in cost from \$1500.00 – \$3000.00) and up to 5 hazardous and 5 petroleum Phase 2 Assessments (ranging in cost from \$20,000 \$10,000 to \$35,000.) These activities (\$158,000.00 for Hazardous Assessments and \$158,000 for Petroleum Assessments) will be conducted by appropriately licensed qualified environmental professionals. Approved contract costs will include entry of site findings in ACRES. Office supply costs (\$cost) are included in this budget item. Personnel cost for this task is calculated at \$7465.60 and fringe cost of \$2389.00.

Task 4-Site Reuse and Cleanup Planning (\$22,927.30): Funding is included to support cleanup, remedial and reuse plans through "No further action required" status issued through enrollment in the Texas Commission on Environmental Quality (TCEQ) Voluntary Clean-up Program (VCP) and entry of outputs and outcomes in ACRES database (cost). Costs incurred will include Brownfields staff time and contract expenses calculated as

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\$3732.80 personnel; \$1194.50 fringe, with 9,000.00 targeted for development of cleanup plans for four sites and enrollment of two sites into the Voluntary Cleanup Plan if applicable and requested by property owner.

Task 5-Cooperative Agreement Oversight (\$31,556.92): The City is investing in this program and will underwrite the majority of the costs of staff time for this award. The budget includes funding for the professional management and timely execution of this award. Personnel costs contain salary and fringe costs (\$21556.92 calculated as \$16,331.00 personnel; \$5225.92 fringe) for Brownfields team members, including the project manager responsible for coordination with EPA Region 6 and grant compliance. Travel expenses for two team members for two EPA national brownfields conferences and two EPA Region 6 conferences (\$10,000.00 for flights, driving, hotels and meals) are also included with the expectation that team members will learn best practices and identify ways to leverage EPA resources.

### 2.b.ii. Budget Table

Hazardous Materials	Project Tasks					
Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Community Outreach	Inventory	Phase I & II Assessment	Site Reuse & Cleanup Planning	Coop Agreement/ Oversight	
EPA Project Funding						
Personnel	\$3,266.20	\$2,333.00	\$3,732.80	\$1,866.40	\$7,232.30	\$18,430.70
Fringe Benefits	\$1,045.18	\$746.56	\$1,194.50	\$597.25	\$2,314.34	\$5,897.82
Travel					\$5,000.00	\$5,000.00
Equipment						\$0.00
Supplies	\$171.48	\$3,500.00				\$3,671.48
Contractual			\$158,000.00	\$9,000.00		\$167,000.00
Other (specify)						\$0.00
Total Hazardous Assessments Budget	\$4,482.86	\$6,579.56	\$162,927.30	\$11,463.65	\$14,546.64	\$200,000.00
Petroleum Substances	Project Tasks					
Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Community Outreach	Inventory	Phase I & II Assessment	Site Reuse & Cleanup Planning	Coop. Agreement/ Oversight	
EPA Project Funding						
Personnel	\$3,266.20	\$2,333.00	\$3,732.80	\$1,866.40	\$7,232.30	\$18,430.70
Fringe Benefits	\$1,045.18	\$746.56	\$1,194.50	\$597.25	\$2,314.34	\$5,897.82
Travel					\$5,000.00	\$5,000.00
Equipment						\$0.00



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Supplies	\$171.48	\$3,500.00				\$3,671.48
Contractual			\$158,000.00	\$9,000.00		\$167,000.00
Other (specify)						\$0.00
Total Petroleum Assessments Budget	\$4,482.86	\$6,579.56	\$162,927.30	\$11,463.65	\$14,546.64	\$200,000.00
Total Proposal Budget	\$8,965.73	\$13,159.12	\$325,854.59	\$22,927.30	\$29,093.27	\$400,000.01

2.c. Ability to Leverage: Texarkana, Texas consistently demonstrates the ability to leverage resources for the benefit of the community. In addition to funding under this award, the City will contribute hundreds of hours of in-kind staff time, and numerous dollars of its own budget for overhead and supplies necessary to complete administrative activities and indirect costs not covered under this grant application.

The City of Texarkana aggressively seeks funds needed to clean up sites and to redevelop the Target Area. Leveraging the City will use toward assessment, cleanup and promoting redevelopment in the Target Area include: • PY2011 - \$783,462 grant award from the State of Texas State Transportation Enhancement Program (STEP) providing Target Area sidewalk improvements, "period lighting", benches, trash receptacles and landscaping; • PY2011 - \$416,000 grant award from the State of Texas Department of Housing and Community Affairs (TDHCA) reconstruction of five (5) homes for lower income residents in the Target Area; • PY2011-12 - \$104,000 grant award from the TDHCA provides \$20,000 each for five (5) new homebuyers in the Target Area; • PY2011 - \$997,893 in 2009-2011 Community Development Block Grant (CDBG) funds reconstruction of seven (7) homes and demolition of substandard slum and blight properties in the Target Area; • PY2012 – EPA Brownfields Environmental Workforce Development award of \$300,000. Brownfields Environmental Technician Grant \$300,000; HUD CDBG Program Downtown Target Area \$308,239; HUD Supportive Housing Program - \$907,635; USDA Farmers' Market (NEW) \$93,74; Brownfields Multi-Purpose Grant - \$400,000; Brownfields Assessment Grant \$400,000; Brownfields Revolving Loan Fund \$833,799; NEA – Our Town Grant \$100,000. These are all firm, leveraged resources that will make this project successful.

### 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

#### 3.a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

3.a.i. Community Involvement Plan: The City of Texarkana has embarked on a comprehensive planning and funding process for community revitalization that engages community members representing neighborhood organizations, citizen's groups, potential borrowers, developers, and other stakeholders. Planning initiatives include the Downtown Historical Building Restoration and Improvement Plan; Community Development Block Grant Five Year Consolidated Plan; Rose Hill Neighborhood Revitalization Plan; and Citizens' Corp Action Plan, all of which involve residents and stakeholders of the Target Area. Hosting public meetings and going out to the neighborhood is key. Meeting with churches and neighborhood associations is often a more effective means of spreading the word than paying for media. . the City conducted two public meetings this application. Each of the listed activities included a wide-ranging public outreach, stake holder interviews, and extensive marketing campaigns, well documented by sign in sheets, legal notices, press releases, and subsequent news stories. In the same spirit of inclusiveness and as part of its ongoing program to involve the public in all aspects of community development.

3.a.ii. Community Progress: **City will host 5 meetings** to engage the community. The program and meetings will be advertised in the local newspapers, posted on the City's website, featured on the local government

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television station, promoted on the Chamber of Commerce Calendar and advertisements, listed on the MainStreet Texarkana website and newsletters (Letter Attached,) advertised on posters and flyers) and promoted on Facebook and other social media. Additionally, the **MySideWalks** software will allow the city to visually communicate with area stakeholders. Community contributions will be incorporated into the plan. All major decisions will require approval by the duly elected City Council - agendas are posted two weeks in advance and public comment is elicited for all agenda items requiring a vote. Spanish translation is provided.

### 3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority: The City has well-established working relationships **with local, county, and state environmental and health agencies** that will provide essential program components. The Texarkana-Bowie Health Department (TBHD), a subsidiary of the City, actively partners with the Texas Department of State Health Services (DSHS) to provide health services to residents of Bowie County. The City works with TBHD to provide health information to cleanup project area residents and visitors and will assist the City with monitoring health impacts in the impacted communities, and ensure that the resources of Texas DSHS are available as needed. The Texas Commission on Environmental Quality (TCEQ) supports assessment and cleanup programs in Texas through their Voluntary Cleanup Program (VCP). All selected projects will be required to enroll in the state's voluntary program in order to receive the administrative, technical, and legal incentives like cleanup certifications and assistance obtaining Brownfields tax incentives. TCEQ will continue to provide technical assistance to Texarkana.

3.b.ii Other Relevant Governmental Partnerships: The City's key partners include the United States Department of Agriculture - \$200,000 grants for the Farmers' Market that will relocate to the Perot Market Square, National Endowment for the Arts -- \$100,000 for the Perot Market Square master arts plan; and technical assistance from the Texas Historic Commission to complete the Section 106 Historic Preservation Act review. The City will also partner with the Texarkana Regional Metropolitan Planning Organization to provide Brownfields Staff with critical insight into livability and sustainability issues of infrastructure reuse and redevelopment improvements.

3.b.ii) Other State and Local Partners: City, using primarily CDBG funds, has worked to improve the Target Area's physical condition through street repairs and drainage improvements, demolition of substandard structures that pose health and safety risks and reconstruction of dilapidated homes for low-income homeowners. The City provided consultation and grant preparation support for the Housing Authority of Texarkana, Texas (HATT) toward the receipt of a \$20 million HOPE VI grant award in 2007. Funding from this award is being used, along with close to \$80 Million in leveraging dollars, to demolish three low-income housing complexes and replace them with beautiful mixed-income condominium-style apartments and infill housing, which located in the Target Area. The City contributed \$2 million and twenty-five vacant lots to this project.

### 3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description & Role: Main Street Texarkana – the only Bi-State Main Street Program in the U.S. – for preservation and economic development of Historic Downtown Texarkana in Texas and Arkansas. As a partner in the EPA Assessments project, the Main Street programs will offer their support and expertise as needed to support downtown redevelopment through promotion of public engagement activities. "If Only One" -- a project partnership with non-profit opening an afterschool program on the 7th Street Corridor which will feature a community garden in raised beds, trees and shrubs to reduce air pollution from highway bisecting the Rosehill, HUD Hope IV Revitalization Neighborhood, the Gateway to Downtown Texarkana from the West. Randy Sams Outreach serves the homeless population is an important service provider downtown. Two areas of partnership with Texarkana Community College – the Careers Program will provide student interns and the Science, Technology, Engineering and Math Club will assist with data collection and entry for the GIS enable, smart phone ready property inventory. Sparks Services will provide \$500 per month in technical services as the City's Economic Development Contractor.

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### 3.c.ii. Letters of Commitment

Letters of Commitment are attached.

### 4. PROJECT BENEFITS

#### 4.a. Health and/or Welfare and Environment

##### 4.a.i. Health and/or Welfare Benefits

This Brownfields Assessments Grant will make a significant difference in the health and welfare of Texarkana's most vulnerable populations, especially those who live in areas most impacted by Texarkana's profusion of Brownfields, as low birth w disproportionately impacts these communities. This project will specifically target properties surrounded by vulnerable populations. We can ensure that those most impacted by these environmental issues will be the first to benefit from the proposed community-wide improvements in environmental conditions and resulting employment opportunities with corresponding improvements in social conditions and public health.

Factors contributing to these health disparities may include the prevalence of asbestos materials, lead paint and other hazardous contamination, as well as decaying/abandoned commercial and industrial facilities contributing to few outdoor recreational pursuits. The Target Area shows significant impact from an economic perspective, and there appears to be different health outcomes for sensitive populations in the area as compared to state and national averages. . Exposure to brownfield pollutants, such as asbestos, lead paint, industrial wastes and toxic chemicals will harm humans as Texarkana's experience with mercury exposure from a Texarkana brownfields site shows. The City anticipates lower rates of asthma, cancer and low-birth-weight infants as the Target Area's economy and environment improve.

4.a.ii. Environmental Benefits: The City of Texarkana anticipates improved environmental, social, and public health outcomes resulting from redevelopment in the Target Area. Brownfields cleanups have numerous public health benefits, even though they may be difficult to quantify. Many times, cleanup programs demonstrate their effectiveness in terms of increased employment and other socio-economic measures, without emphasizing the associated public health benefits. Redevelopment will improve tax revenue generation allowing the City to improve walkability, infrastructure, and public safety, while ensuring safe/affordable housing opportunities are available to low income residents

The City will follow the recommendations of the contracted QEP and adhere to all applicable EPA and TCEQ (Texas Commission on Environmental Quality) rules and regulations to protect workers, residents and sensitive populations from any additional exposure to Brownfields pollutants resulting from assessment or cleanup activities.

#### 4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

##### 4.b.i. Policies, Planning, and Other Tools

Air quality for people living and working in downtown spaces will be improved. Redeveloping contaminated sites will help protect the environment and health of the citizens of Texarkana, turning abandoned, contaminated properties into productive community resources, eliminating health and safety hazards, and improving air, water and soil quality. The City's plans and policies include: • **Use of Existing Infrastructure** - Brownfield revitalization makes use of existing roads, utilities, and other infrastructure instead of using tax revenues and other public resources to extend the same services to new development in outlying areas; • **Encourage Green Buildings** - Green Building techniques and materials will be encouraged by the City in redevelopment proposals. The City encourages developers to strive for LEED certified projects; • **Green Remediation** - The City, will implement ways to decrease the environmental footprint and maximize the environmental outcome of each cleanup through development of cleanup alternatives; • **Construction and Demolition Materials Recycling** - Excavated soil that is determined by the soil assessment to be "clean" will be used in conjunction with granular fill to backfill excavations to their original grade. Demolition crews will be trained on 'deconstruct' techniques and deconstruction will be used, when possible, to salvage and re-use all reusable materials. **The**

## City of Texarkana, Texas Community Wide Assessment Grant Narrative FY2016

City's commitment to Sustainable Redevelopment is well-documented: in 2009 the City adopted the Energy Efficiency and Conservation Strategy which supports and validates this emphasis.

Region 6 Priority –Improving Air Quality will be accomplished through supporting assessment and clean up of the Brownfields in Texarkana.

### 4.b.ii. Integrating Equitable Development or Livability Principles

☐ Did you describe how your approach to revitalizing sites in the targeted community incorporates equitable development practices or the HUD-DOT-EPA Livability Principles?

The National Endowment for the Arts Perot Market Square project engages the Texarkana community and leading collaborative design experts in the adaptive re-use of a crumbling hard surface parking lot in order to design the Texarkana, Texas Market Grounds, a shared farmers market and Arts and Historic District cultural public space. This Market Grounds project provides an excellent opportunity to site a needed cultural market space in the heart of the Arts and Historic District in Texarkana's redeveloping downtown. It incorporates arts and culture based placemaking strategies through creative design to meet the needs of this low income, predominately minority area while encouraging food and arts based entrepreneurial endeavors in conjunction with Texarkana's Farm to Table Initiative and Arts and Historic District. The University of Arkansas Community Design Center will assist the City to transform the Grounds from parking lot to productive, green, sustainable year-round covered community asset. HUD's livability Principles encompass health and economic well-being.

### 4.c. Economic and Community Benefits

#### 4.c.i. Economic or Other Benefits

The City of Texarkana expects to see real economic benefits under this RLF in increased tax revenues, jobs, and economic opportunity. Tax revenues make up 38% of the City's budget. Over the past five years, vacant brownfields in the Target Area have cost the City approximately 2.5 million dollars from decreased property taxes alone. Restoring brownfields in the Target Area will encourage development and investment and substantially increase the City's ability to go forward with revitalization plans in the Target Area. For example, the Landmark Group, a nationally recognized developer of award winning historic reconstruction and reuse projects is working with the City and current owner to pursue redevelopment of the Grim Hotel in Texarkana's historic downtown. The Landmark Group estimates that the cleanup and renovation of the Grim Hotel potentially could generate significant tax revenue for the city. Currently, the property is valued by the Bowie County Appraisal District at \$70,000, a value that would exponentially increase to \$13MM if redeveloped with commercial and retail located on the ground floor and mixed residential on the remaining floors.

4.c.ii. Job Creation Potential with Workforce Development Programs: The City works closely with Workforce Development Programs in this area. The Careers Program at Texarkana Community College will provide interns to assist with data entry and other project tasks. While an internship at the City is no guarantee of a job, the experience will prove valuable and many interns in the City's program have become full time employees. The City also keeps track for former Brownfields Environmental Technician Program graduates to assist them with finding and keeping employment.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### 5.a. Programmatic Capability

**Team Structure, Sound Management, and Working Together:** The City of Texarkana, Texas Brownfields Team consists of four groups that work closely together to ensure sound financial, project, and assessments management: **(1) Core Brownfields Team - Staff**, led by the Program Manager, will consist of the City's Legal Counsel, Communications Manager, Chief Financial Officer, Economic Development Director, Program Developer, Public Works Director, two Accountants, and two Program Assistants. The Program Manager will coordinate all program activities undertaken to support Brownfields Redevelopment. Combined, these team represents more than 100 years experience managing grants, and thirty years of Brownfields grants experience. **(2) Partners** - comprised of a diverse group of local, state and federal agency representatives,

## City of Texarkana, Texas Community Wide Assessment Grant Narrative FY2016

partner meetings are essential to moving planning and implementation projects forward. (3) The City will contract with a Qualified Environmental Professional (QEP) in compliance with **federal procurement requirements as listed in 40 CFR Parts 30-31** to assist in administering the environmental activities under the RLF program. (4) All groups will report to the City Manager and City Council where major decisions will be approved by majority rule of democratically elected officials representing every city census tract.

5.b. Audit Findings: The Comprehensive Annual Financial Report (CAFR) of the City of Texarkana, Texas (the City) for the fiscal year ended September 30, 2014, is submitted in accordance with State statutes. Holliday, Lemons, & Cox, P. C. Certified Public Accountants, have issued an unqualified opinion on the City of Texarkana, Texas financial statements for the year ended September 30, 2014. 1 Finding: Financial Policies, Procedures, and Application of Accounting Principles Reference 2014-01 Condition Some account balances required adjusting entries on the City's financial statements. This finding was adequately addressed, appropriate policies and procedures changed to ensure year-end close out activities will not adversely impact reporting.

### 5.c. Past Performance and Accomplishments: 5.c.i.

Grant	Amount	Status
Brownfields Environmental Technician Grant	\$300,000	Closed. Compliance with work plan, schedule and terms/conditions. 82% graduation rate. Recognized by State of Texas Workforce for Excellence.
Brownfields Multi-Purpose Pilot Grant	\$400,000	Open. Compliance with work plan, schedule and terms/conditions. Extension required. FY2012 - 16
Brownfields Assessment Grant	\$400,000	Open - Hazardous Compliance with work plan, schedule and terms/conditions. FY2010. All funds will be expended before Oct 1, 2016. Contractor updating ACRES Closed – Compliance with work plan, schedule and terms/conditions. FY2010. Petroleum. Balance: Contractor Updating ACRES
Brownfields Revolving Loan Fund	\$900,000	Open. Compliance with work plan, schedule and terms/conditions. FY2012

In 2010, the City of Texarkana, Texas was awarded two Brownfields Assessment Grants totaling \$400,000.00 and have completed nine Hazardous Phase I Environmental Site Assessments; six Hazardous Phase II Environmental Site Assessments; nine Phase I Petroleum Environmental Site Assessments; two Phase II Petroleum Environmental Site Assessments; as well as an additional two Phase II Petroleum Environmental Site Assessments that are pending completion. We have one Hazardous site located at 213 Main Street that has completed redevelopment and operational for over one year as a microbrewery/pub. We have one Petroleum site, the old Hotel Grim located at 301 N. State Line Avenue that has planned redevelopment that is progressing. In 2015 the City received a CDFA technical assistance grant with a focus on 301 N. State Line Avenue, which helped to gain support for the redevelopment of this site and encourage progress.

Other Brownfields Grants received include a Job Training Grant awarded in 2011 that was very successful with 52 participants, 44 completing training, 42 of those obtaining employment and 2 pursued higher education. In 2012, the City was awarded a \$1,000,000.00 EPA Revolving Loan Fund Grant and a \$400,000.00 Multi-Purpose Pilot Grant for assessment and cleanup of 203/205 West Broad Street. We have several prospects for our revolving loan fund and anticipate making a loan in the near future, and we are progressing quickly on the multi-purpose grant, as we are currently drafting our cleanup plan. We have several local business owners interested in redevelopment of 203/205 West Broad and anticipate a successful outcome.



Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 16, 2015

Adra Hallford, Grants Developer  
Planning and Community Development  
P.O. Box 1967  
Texarkana, Texas 75504

Re: City of Texarkana's Proposal for a U.S. Environmental Protection Agency FY16  
Brownfields Assessment Grant

Dear Ms. Hallford:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Texarkana's (Texarkana) proposal to the U.S. Environmental Protection Agency for a FY16 Brownfields Assessment Grant for both hazardous waste and petroleum. The TCEQ believes that the grant will significantly benefit the City of Texarkana by enhancing the local economy, increasing the tax base and improving the environment.

Texarkana has been active in identifying priority sites where the poverty rate exceeds 45% such as; Regional Arts Center (Former Federal Courthouse), Norton Parking area, and a lot across from Perot Theater.

Texarkana has also established partnerships with community organizations, state, and federal government entities in order to increase the successful redevelopment of projects including. One recent project TCEQ completed was the Phase 1 Assessment on what will become the Perot Market Square.

Texarkana has also been active in the TCEQ's Voluntary Cleanup Program (VCP). VCP is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$2,000 worth of services, with an estimated value of approximately \$8,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$1,000 in services, for the review and technical support for a total of \$4,000 over the grant period. Potential VCP sites include:

- "If Only One"- a project partnership with non-profit opening an afterschool program on the 7th Street Corridor which will feature a community garden in

Ms. Adra Hallford  
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raised beds, trees and shrubs to reduce air pollution from highway bisecting the Rosehill. This is a HUD Hope IV Revitalization Neighborhood, the Gateway to Downtown Texarkana from the West. Project will seek "No further action".

- Randy Sams Homeless Shelter- move shelter to abandoned church on 7th Street Corridor. Phase 1 completed. Phase II needed. Additional funding through HUD Emergency Shelter Grant (ESG) funding for remodel. Shelter property to be sold as a redevelopment opportunity.
- CDBG Project for Trail system in Beverly Community- approximately 4 lots to be assessed along the trail system. Local property owners, developers, and Texarkana College along trail route will be encouraged to enter the VCP.
- Grim Hotel Project- Phase I and II complete. This site is utilizing \$13 million Historic Tax Credits, a HUD Section 108 Loan, and was CDFA Technical Assistance Recipient through EPA.

The TCEQ looks forward to working with the City of Texarkana on its Brownfields initiative and supports the grant proposal. You may contact me at 512-239-2252 or [Kristian.livingston@tceq.texas.gov](mailto:Kristian.livingston@tceq.texas.gov) if you have any questions or if you would like additional information.

Sincerely,



Kristy Mauricio Livingston, Brownfields Program Manager  
VCP-CA Section  
Remediation Division

KML/jdm

cc: Ms. Amber Perry, EPA Region 6, Brownfields Section, [perry.amber@epa.gov](mailto:perry.amber@epa.gov)



December 16, 2015

John Whitson, City Manager  
City of Texarkana Texas  
220 Texas Blvd  
Texarkana, TX 75504

Dear Mr. Whitson,

IF ONLY ONE is pleased to support by joining with the City of Texarkana Texas under the Brownfields Program Grant. This grant is very valuable to the continuing efforts that IF ONLY ONE is making to improve the educational and social successes for school aged youth in Texarkana.

This community development project has economic and health benefits that will positively impact the community and program. We are currently working with the City on an environmental assessment and cleaning of two lots that will be used by our program. The environmental assessments will cost in excess of \$10,000. Clean up plans will cost approximately \$2,000. Cleaning up the lots to a safe level for children to be exposed to the underlying soil will cost approximately \$30,000.

The City and I have also discussed reducing the level of traffic noise and further mitigating the site impact by installing a barrier of trees and shrubs. Each tree is valued at \$300 including materials and labor for a cost of \$9000 for 30 trees. Shrubs would be valued at \$200 for a cost of \$6000. The City has further agreed to contribute CDBG funds and volunteers to assist IF ONLY ONE with the project.

We are excited to work together on this and future projects.

If you have any questions, please do not hesitate to call me.

Respectfully,



Tiffany Griffie  
President and Founder, IF ONLY ONE



# JOHN M. STONE COMPANY

Real Estate, Oil & Gas

John Morris Stone, CCIM, CPM, CIPS  
Mary Banks Stone, GRI  
John Madison Stone, GRI (1925 - 1982)

17 December 2015  
Reply to Dallas

E-mail: [jmstone@johnmstone.com](mailto:jmstone@johnmstone.com)  
E-mail: [mbstone@johnmstone.com](mailto:mbstone@johnmstone.com)

David Orr, Director of Planning and Development  
Adra Hallford, Director of Grants, and Daphnea Ryan, Planner II, Planning Department  
City of Texarkana, Texas  
220 Texas Boulevard  
Texarkana, Texas 75501  
903.798.3900 Office

Re: Brownfield Assessments Grant  
for Texarkana, Texas

Dear David, Adra and Daphnea:

Various legal entities we own outright or otherwise control are, in the aggregate, the largest owners of historical properties in Texarkana, Texas. As such, we are especially supportive of the City of Texarkana, Texas applying for grants which would remove the threats to health conditions created by past Brownfields activities for which the federal government especially has been tasked to resolve in our midst.

We are planning various commercial renovations and re-purposings of properties to benefit the community and our investors and future tenants to elevate the quality of life of the community, to earn lawfully-created profit income streams, and to expand the tax base of the community to a lawful extent.

We hope that your efforts to earn grants for Brownfield dangers eradication in our community will be successful.

We stand ready to explain the reasons for this support to any government officials concerned with granting the funds to clean up various area of the city which need it.

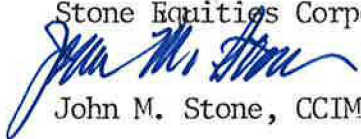
Sincerely,

STONE/HATHAWAY 100 STATE LINE, LLC  
dba Hotel McCartney Property



John M. Stone, CCIM, CPM, CIPS, Managing Member

OLD SCHOOL LOFTS JOINT VENTURE  
Stone Equities Corporation, Managing Partner



John M. Stone, CCIM, CPM, CIPS, President

JMS:ms

cc: Gary R. Rice, Esq. Mary Banks Stone, GRI William D. Blaydes

6060 North Central Expressway, Suite 512, Dallas, Texas 75206, 214/368-7133

Facsimile: 214/265-8100

1423-B College Drive, Texarkana, Texas 75503, 903/794-7338  
Shreveport, Louisiana, 318/222-8139



**RANDY SAM'S**

**OUTREACH SHELTER, INC.**

"BY THE GRACE OF GOD A SHELTER FOR HIS PEOPLE"

**Board of  
Directors**

Steve Thompson  
*Chairperson*

Jennifer Laurent  
*Executive Director*

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Lisa Crittenden

John Delk

Jennifer Futrell

Michael Hendrix

David Hicks

Dennis Landreaux

Barbara Larry

William McHenry,  
Ph.D.

Jeannie Miller

Dr. Cindy Porter

Patti Shaffer

Robert Sturtevant

Louise Tausch

Kevin Williams,  
D.Sc.

Tax id number:  
75-2627181

12/18/2015

John A. Whitson  
City Manager  
City of Texarkana, Texas  
220 Texas Blvd  
Texarkana, Texas 75501

**RE: Randy Sams' Outreach Shelter Supports City of Texarkana, TX Brownfields  
Grant Application**

Dear Mr. Whitson,

I write on behalf of the Randy Sams' Outreach Shelter to express our support for the City of Texarkana, Texas' Brownfields Transformation Application as part of the initiative to transform downtown and the 7<sup>th</sup> street corridor. It is our belief that this initiative will help pave the way for continued redevelopment and we recognize the integral role this project has played in moving forward on projects prevalent in our community including the Hotel Grim and the Market Square NEA project.

The Randy Sams' Outreach Shelter is a local non-profit that concentrates on helping people experiencing homelessness return to self-sustained community living. A stronger, more vital Texarkana will benefit all of our citizens, including those severed through our facility. This grant represents the opportunity for growth and development for all.

For these reasons we support the aforementioned application as well as the efforts of the City of Texarkana, TX.

Sincerely,

**Jennifer Laurent**  
Executive Director



December 17, 2015

Mr. John A. Whitson  
City Manager  
City of Texarkana, Texas  
220 Texas Blvd  
Texarkana, Texas 75501

Dear Mr. Whitson,

As program coordinator and associate professor of the Office Careers department of Texarkana College, I am pleased to write this letter of support for the City of Texarkana, Texas application for the EPA Brownfields Assessments Grant. Office Careers is a one year certification program which prepares students to successfully function in today's business world. An important component of our program is that our students strive to become responsible citizens continuously striving to seek ways to improve not only themselves but our community as a whole. As a result, this department has agreed to work with the City by means of providing interns to complete the data entry needed to mark potentially contaminated properties. This process is imperative as it will assist in achieving the overall goal of clean up and redevelopment of the downtown area and the 7<sup>th</sup> street corridor.

I am very excited that the City of Texarkana, Texas has shown the commitment toward improving the downtown area. The Office Careers department of Texarkana College is pleased to support this project and we look forward to the possibility of participating in the effort. Please do not hesitate to contact me for any further assistance or information.

Sincerely,

*SL Watkins*

Shawna L. Watkins, MPA  
Associate Professor  
Program Coordinator  
Workforce Education, Office Careers

[Shawna.Watkins@texarkanacollege.edu](mailto:Shawna.Watkins@texarkanacollege.edu)  
903.823.3063



December 18, 2015

To Whom It May Concern,

This is a letter of support for the City of Texarkana, Texas in preparing an interactive inventory of contaminated or potentially contaminated sites in our area. The STEM Club at Texarkana College is very excited about the opportunity to be a part of this effort and to assist in any way that we can.

For the past 30 or more years, Texarkana College has been the home of the award-winning Earth Club. Students in this club have participated in various projects, locally and statewide, related to water quality, recycling, sponsoring the local Audubon Society meetings, and much more. This past year, our club expanded to include all areas of science, technology, engineering, and math (STEM). Our some 40 members currently are conducting water quality tests on two local bodies of water as part of the Texas Stream Team Initiative, helping the city with efforts such as National Night Out, city-wide electronics recycling, maintaining the outdoor classroom at Texarkana College, and many more projects.

In talking with Ms. Adra Hallford with the city, I think this effort would be a perfect fit for our members. I think it would provide very valuable experience and interest to our students and really enhance their studies at our school. Students could not only get some field experience but learn how to analyze and catalog data. Additionally, they would be involved in something that is important to our area and feel that they are making a difference in the lives of people in our city. In short, we would absolutely love to be a part of it.

In terms of time that we could devote to the project, I think we could easily commit to 5-10 hours/week, possibly more as I think students will be excited about this and really want to be involved.

I so much appreciate the opportunity to participate in this! If I can provide any additional information please don't hesitate to contact me.

Sincerely,

Dr. Catherine Hagen Howard  
Dean STEM/Professor Chemical and Biological Sciences  
Texarkana College  
[Catherine.howard@texarkanacollege.edu](mailto:Catherine.howard@texarkanacollege.edu)



## **Sparks Services**

Jerry V. Sparks

3610 Potomac Avenue  
Texarkana TX 75503-3520

December 15, 2015  
Ms. Adra Hallford  
Planning & Community Development  
City of Texarkana  
P O Box 1967  
Texarkana TX 75504-1967

Ms. Hallford

Sparks Services provides economic development services to the City of Texarkana and other governmental entities in our region. The services include business retention/expansion programs, prospect development, economic development marketing, and development and management of revolving loan funds.

As an employee for a regional entity and as a consultant, I have helped design, obtain funding, and implement several revolving loan funds. The funding for the revolving loan funds came from sources such as USDA, EDA, HUD, and private foundations. As a result of this work, I have had the honor of serving on several regional, state, and national panels involved with the development of revolving loan funds.

Sparks Services will continue to work to help the City of Texarkana identify Brownfield properties for renovation/restoration and act as a promotional and development resource to influence the continued revitalization of Texarkana's downtown historical area, 7th Street corridor and other impacted areas.

As the principal of Sparks Services, I will serve as needed to assist the Brownfields Assessment Grant efforts in any capacity needed. The value of the services would be \$500 per month (based on \$50 per hour).

The Brownfields Assessment Grant will help to identify potential areas of contamination and help continue to awaken the redevelopment of Texarkana's historical downtown, 7th Street corridor, and other impacted areas. Identifying and eliminating Brownfields will provide opportunities for new business development, employment opportunities, and economic growth to the City's most depressed areas.

On behalf of Sparks Services, please accept this letter as our support for the City of Texarkana in its endeavor to eliminate Brownfield's and to restore our historical landmarks, revitalize our depressed, abandoned lower-income areas and subsequently improve the health and wellbeing of many of our area's neediest citizens.

Respectfully yours,



Jerry V. Sparks

[jvsparks@cableone.net](mailto:jvsparks@cableone.net)  
903-278-0102 (cell)



*MISSION: Economic Development through Historic  
Preservation, Re-Purposing, Education,  
and Community Involvement.*

December 17, 2015

John A. Whitson  
City Manager  
City of Texarkana, Texas  
220 Texas Blvd  
Texarkana, Texas 75501

Dear Mr. Whitson:

Main Street Texarkana is excited to support and collaborate with the City of Texarkana, TX for an EPA Brownfields Assessments Grant. The grant request is for \$200,000 for hazardous materials assessments and \$200,000 for petroleum assessments.


As the executive director of Main Street Texarkana, I speak in support of the continued efforts of Texarkana, TX for the revitalization of our historic downtown Texarkana. Past efforts and partnership have included working with current property owners, marketing of programs, and advertising of public meetings. We look forward to the continued efforts and improvement as stated in the current request to include an expanded property inventory database.

A current and detailed inventory of buildings and their owners is a critical piece of downtown efforts toward revitalization. While inventories have been done in the past, this new initiative would provide a much more thorough look at properties to include photographs, owner information, available funding and assessments, and being mobile friendly. Such information provides much needed tools for the city when working with Main Street, and property and business owners in the redevelopment of downtown.

We are also excited about the opportunity that this project will offer to our area college students in the areas of math, science, technology, and engineering. All areas that provide students the tools for future employment.

Main Street Texarkana is estimating at least 120 hours over the course of the grant period, to include marketing, public relations, promotion and professional support. This would result in at least \$7500 of in-kind value toward the grant project. We hope you consider and support this very critical project for the City of Texarkana, TX, and downtown.

Sincerely,

  
Ina McDowell  
Executive Director



## Texarkana Metropolitan Planning Organization

---

Cities of Texarkana, AR ♦ Texarkana, TX ♦ Wake Village, TX ♦ Nash, TX  
Miller County, AR ♦ Bowie County, TX

December 17, 2015

John A Whitson, City Manager  
City of Texarkana, Texas  
220 Texas Boulevard  
Texarkana, Texas 75501

The Texarkana Metropolitan Planning Organization (MPO) is a federally mandated agency involved in transportation planning for the Texarkana area, in cooperation with the City of Texarkana, Texas, City of Texarkana, Arkansas, City of Nash, Texas, City of Wake Village, Texas, Bowie County, Texas, Miller County, Arkansas, Arkansas State Highway and Transportation Department and Texas Department of Transportation. Through efforts of these entities, a 5-year Metropolitan Transportation Plan has been adopted to guide in the continued improvement to the transportation infrastructure including roadways, public transit, and bicycle and pedestrian facilities.

The Texarkana MPO supports efforts by the City of Texarkana, Texas to apply for the EPA Brownfields Assessment Grants to include \$200,000 for Hazardous Materials Assessments and \$200,000 for Petroleum Assessments. Utilization of these funds will be instrumental in paving the way for increased redevelopment in the downtown area of both Texarkana, Texas and Texarkana, Arkansas. Through use of these funds to assess the conditions at various locations and structures, including the Texarkana Regional Arts Center (a former Federal Courthouse), the Norton parking lot near the Perot Theater, relocation of the Randy Sams Homeless Shelter, redevelopment of the Grim Hotel, development of a trail system in the Beverly neighborhood, significant progress can be achieved in the redevelopment and improved livability for persons in the downtown area and Beverly neighborhood.

The Texarkana Metropolitan Planning Organization will coordinate with the City of Texarkana, Texas to provide assistance to components of the projects that are transportation related or impact the transportation system. Assistance can be offered to the City particularly related to the trail system in the Beverly community.

It is hoped that the EPA will act favorably to approve these important grants for the benefit of the people of Texarkana, Texas.

Sincerely,

Roger Burtchell  
Interim Study Director



---

220 Texas Blvd. ♦ P.O. Box 1967 ♦ Texarkana, Texas 75504 ♦ [www.texarkanampmo.org](http://www.texarkanampmo.org)

Phone (903) 798-3927 ♦ Fax (903) 798-3773 ♦ E-mail [txkmpo@txkusa.org](mailto:txkmpo@txkusa.org)

**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

December 17, 2015

John A. Whitson  
City of Texarkana  
PO Box 1967  
Texarkana, Texas 75504

*Re: Project Review under Section 106 of the National Historic Preservation Act, Our Town Master Arts District Design Grant, Perot Market Square, Texarkana, Bowie County (NEA/106, NEA Grant #15-4292-7123, THC #201602648)*

Mr. Whitson:

We are in receipt of David Orr's letter of December 7, 2015, regarding the above-referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

The History Programs Division staff has completed its review and concurs that the Saenger Theater (now the Perot Theater) was listed in the National Register of Historic Places in 1978 under Criterion A for entertainment and Criterion C for architecture; the Theater was also designated as a State Antiquities Landmark (SAL) in 1981. We also concur that the former U.S. Federal District Courthouse (now the Texarkana Regional Arts Center) and the Texarkana Municipal Building are both eligible for listing in the National Register under Criterion A for government and Criterion C for architecture.

The Division of Architecture staff has also completed its review of the proposed project, which includes a \$100,000 grant award from the National Endowment for the Arts (NEA) to develop a master arts plan and designs for Perot Market Square. We understand that at this time, the NEA undertaking includes only the grant award for planning and design development and does *not* include funding for any construction activities or ground disturbance. Accordingly, for the purpose of compliance with Section 106 of the National Historic Preservation Act, this NEA grant award will have **no effect** on historic properties.

However, future implementation of the Perot Market Square plans may have impacts on historic properties and we offer the following preliminary comments based on the August 2015 conceptual design proposal:

- Phase 1 (Market), which proposes the construction of a farmers market pavilion and pedestrian plaza at the northwest corner of Main Street and West Third Street, would likely have no adverse effect on historic properties if the proposed designs are compatible with the setting of the adjacent historic properties, especially in terms of size and scale.
- Phase 2 (Band Shell/Amphitheater) proposes the construction of a band shell and amphitheater at the northeast corner of Texas Boulevard and West Third Street and the construction of an accessibility ramp with canopy at the existing rear entrance of the former U.S. Federal District Courthouse. As shown, the accessibility improvements to the Courthouse would likely not damage or alter the Courthouse's historic integrity. The band shell and amphitheater would likely have no adverse effect on historic properties if the proposed designs are compatible with the setting of the adjacent historic properties, especially in terms of size and scale.
- Phase 3 (Art Walk), which proposes the construction of a landscaped art walk in the center of the block, would likely have no adverse effect on historic properties.



- Phase 4 (Perot Theater and Gateways) proposes an addition to the north and east elevations of the Saenger Theater and the construction of two gateway elements on West Third Street. As an SAL, any work to the exterior or publicly-accessible interior spaces of the Theater must meet the Secretary of the Interior's *Standards for Rehabilitation* and must be reviewed and approved by the THC prior to beginning work. From the conceptual designs, we have concerns with the proposed physical changes to the building and to its exterior appearance, especially as seen from Main Street. Due to THC's permitting authority over SALs, and since this phase has the potential to directly affect the Theater's historic integrity, we request further consultation as plans for this work are developed.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. If you have any questions concerning our review, or if we can be of further assistance, please contact Elizabeth Brummett, the Division of Architecture Project Review Coordinator, at 512-463-6167 or [Elizabeth.Brummett@thc.state.tx.us](mailto:Elizabeth.Brummett@thc.state.tx.us).

Sincerely,

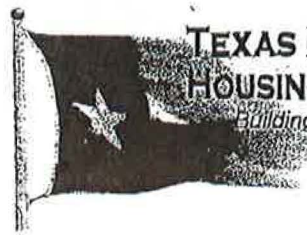


Justin Kockritz, North Texas Project Reviewer  
For: Mark Wolfe, Executive Director

cc: Adra Hallford, City of Texarkana *via e-mail*  
Steven Luoni, University of Arkansas, Community Design Center *via e-mail*  
Ina McDowell, Texarkana Main Street *via e-mail*  
David Orr, City of Texarkana *via e-mail*

MW/jk





TEXAS DEPARTMENT OF  
HOUSING & COMMUNITY AFFAIRS  
*Building Homes. Strengthening Communities.*

RECEIVED

MAY 11 2010

Per 976

Rick Perry  
GOVERNOR

Michael Gerber  
EXECUTIVE DIRECTOR

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

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Gloria Ray, *Vice Chair*  
Leslie Bingham Escareño  
Tom H. Gann  
Lowell A. Keig  
Juan S. Muñoz, Ph.D.

**VIA FAX**

Fax: (903) 798-3933

May 10, 2010

Mr. Larry Sullivan, City Manager  
City of Texarkana  
220 Texas Blvd.  
Texarkana, TX 75501

Re: HOME Program Application Number 2009-0081

Dear Mr. Sullivan:

I am pleased to inform you that your Owner Occupied Rehab Assistance application submitted on April 09, 2010 will be recommended for award to the Texas Department of Housing and Community Affairs (TDHCA) Governing Board as follows:

Project Amount Recommended: \$400,000

Administrative Amount Recommended: \$16,000

Number of Units Recommended: 5

HOME Program recommendations will be presented to the TDHCA Governing Board on May 12, 2010. The Governing Board meeting is scheduled to begin at 9:30 a.m. and will be held in the Capitol Extension, Room E1.026, located at The Texas State Capitol, Austin, TX. Please refer to the TDHCA website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) for the current Board agenda.

A written notice of Board approval will be forwarded to you. Please keep in mind that if your organization receives an award, TDHCA requires attendance at an implementation workshop by at least one representative of your organization. Further information will be provided to you upon Board approval.

If you have any questions, please contact Sandy M. Garcia, HOME SF Program Administrator Team Leader, at (512) 475-1391 or by e-mail at [sandy.garcia@tdhca.state.tx.us](mailto:sandy.garcia@tdhca.state.tx.us).

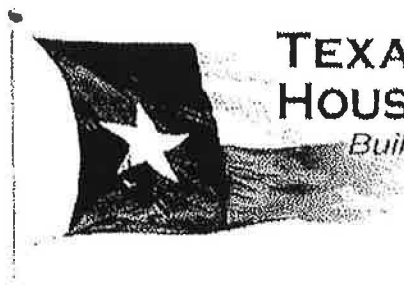
Sincerely,

*Jeannie Arellano*

Jeannie Arellano  
Director of HOME Program Division

cc: App. File #2009-0081

NBA



**TEXAS DEPARTMENT OF  
HOUSING & COMMUNITY AFFAIRS**

*Building Homes. Strengthening Communities.*

May 13, 2010

Mr. Larry Sullivan, City Manager  
City of Texarkana  
220 Texas Blvd.  
Texarkana, TX 75501

**RE: HOME Application Number 2009-0082**

Dear Mr. Sullivan:

I am pleased to inform you that your HOME Investment Partnerships Program (HOME) application for Homebuyer Assistance was approved by the Texas Department of Housing and Community Affairs' Governing Board on May 12, 2010 as follows:

Project Award Amount: \$100,000

Administrative Award Amount: \$4,000

Number of Units: 5

Staff will conduct a second compliance review to ensure that there are no unresolved audit findings, questioned or disallowed costs, or performance issues identified. A written contract agreement will be forwarded to you for your signature.

If you have any questions, please contact Sandy Garcia at 512-475-1391, [sandy.garcia@tdhca.state.tx.us](mailto:sandy.garcia@tdhca.state.tx.us) or Abby Combs at 512-475-0908, [abby.combs@tdhca.state.tx.us](mailto:abby.combs@tdhca.state.tx.us)

Sincerely,

*Jeannie Arellano*

Jeannie Arellano  
HOME Program Division Director

JA:smg

App. File #2009-0082



**United States Department of Agriculture  
Agricultural Marketing Service  
AGREEMENT FACE SHEET**

<b>1. Accounting Code:</b> 14142500DB80TMD3400ZZZZZZ		<b>2. Vendor I.D. (EIN):</b> 75-6000689		<b>3. DUNS Number:</b> 062929187	
<b>4. Agreement Number:</b> 14-FMPPX-TX-0157		<b>5. Type of Instrument:</b> Grant		<b>6. CFDA Number:</b> 10.168	
<b>7. Title of Agreement:</b> Texarkana Farm to Table Initiative: Expanding Local Producer to Consumer Opportunities in Low Income Neighborhoods					
<b>8. Objective:</b> To increase low-income participation in area farmers' markets through increased SNAP/WIC benefits, launch a mobile farmers market with four locations, and expand farmer training and entrepreneurial development.					
<b>9. Statement of Work:</b> This agreement shall be carried out by the organizational units or officials of the Federal Agency and the Grantee in the manner and subject to the conditions provided in the Farmers' Market Promotion Program (FMPP) Grant Program General Terms and Conditions attached hereto and made a part of this agreement.					
<b>10. Legal Authority:</b> The Agricultural Act of 1946 (7 U.S.C. 1621-1627), the Farmer-to-Consumer Direct Marketing Act of 1976 (7 U.S.C. 3001-3006) and the recent passage of the Agriculture Act of 2014 (Public Law 113-79) (2014 Farm Bill) that reauthorized, funded, expanded, and renamed the Farmers Market Promotion Program as the "Farmers' Market and Local Food Promotion Program" (7 U.S.C. 3005).					
<b>11. Federal Agency (Name and Address):</b> Farmers' Market Promotion Program Agricultural Marketing Service United States Department of Agriculture Washington, DC 20250			<b>12. Grantee:</b> City of Texarkana, Texas 220 Texas Boulevard Texarkana, TX 755010		
<b>13. Federal Agency Project Manager:</b> Carmen H. Humphrey, FMPP Program Manager Telephone: (202) 720-8317 Email: Carmen.Humphrey@ams.usda.gov			<b>14. Grantee Project Coordinator:</b> John Whitson Telephone: (903) 798-3900 E-mail: david.orr@txkusa.org		
<b>15. Period of Performance:</b> September 30, 2014 thru September 29, 2016			<b>16. Federal Agency Funding Amount:</b> \$93,746		<b>Non-Federal Matching Amount:</b> \$0
<b>PROVISIONS</b>					
<b>This Grant Award Incorporates the following:</b> <ul style="list-style-type: none"> <li>The referenced grantee 2014 FMPP Project Proposal Narrative and Supplemental Budget, including any AMS budget revisions – incorporated by reference.</li> <li>The grantee will complete activities outlined in the FMPP Project Proposal, Supplemental Budget Narrative, and Approved Award Budget.</li> <li>The Grantee agrees to comply with and require Sub-Grantees to comply with the requirements in the Farmers' Market Promotion Program (FMPP) Grant Program General Terms and Conditions – incorporated by reference.</li> <li>7 CFR Part 3015, 7 CFR Part 3016, 7 CFR Part 3019, and FAR 31.2 – incorporated by reference.</li> <li>The FMPP Announcement, Fiscal Year 2014 Request for Applications, including all requirements and post-award grant management – incorporated by reference.</li> <li>The obligation of funds may be terminated without further cause unless the recipient commences the timely drawdown of funds; Initial drawdown must be made within the first eight (8) months of the project.</li> <li>Awards made under this announcement are subject to the provisions contained in the Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2012, P.L. No. 112-55, Division A, Sections 738 and 739 regarding corporate felony convictions and corporate federal tax delinquencies.</li> </ul>					
<b>FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE</b>					
This agreement, subject to the provisions above, shall constitute an obligation of funds on behalf of the Government, unless amended or terminated by mutual consent of the parties in writing, or terminated by either party upon 60 days notice in writing.					
<b>17. Federal Agency Representative Approval:</b>  Arthur L. Neal Deputy Administrator Transportation and Marketing Programs Agricultural Marketing Service			<b>18. Grantee Representative Approval (Please Print):</b> Name: John A. Whitson  Title: City Manager Texarkana, TX		
<b>19. Federal Agency Representative Approval Signature:</b>  ARTHUR NEAL <small>(Digitally signed by ARTHUR NEAL; DN: cn=Arthur L. Neal, o=US Department of Agriculture, c=US; email=arthur.neal@aphis.usda.gov; Date: 2014.09.24 09:14:19 -0400)</small>		<b>Date:</b>	<b>20. Grantee Representative Approval Signature:</b>  John A. Whitson		<b>Date:</b> 10 OCT 14



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
WASHINGTON, D.C. 20460

APR 18 2010

OFFICE OF  
SOLID WASTE AND  
EMERGENCY RESPONSE

Honorable Stephen A. Mayo  
Mayor of Texarkana  
City Hall - Texas Municipal Building  
West 3rd and Texas Boulevard  
Texarkana, TX 75501

Dear Mayor Mayo:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the City of Texarkana, Texas, was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for an assessment grant. The City of Texarkana, Texas, submitted an outstanding grant proposal for an assessment grant, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Monica Chapa Smith, your Regional Brownfields Coordinator (214-665-6780), will work closely with the City of Texarkana, Texas, to negotiate the cooperative agreement prior to the grant award.

With respect to your request for revolving loan fund grant funding, I regret to inform you that this request was not selected because it did not score high enough on the ranking criteria established in the FY10 Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants. EPA received over 600 grant proposals for consideration and had funds to award approximately 300 grants from the highest ranking proposals. For this funding request, you may request a debriefing from the Brownfields Coordinator within fifteen calendar days of receiving this letter. For further information about the debriefing process and any dispute rights with respect to competition-related issues under this announcement, please refer to Section VI of the proposal guidelines.


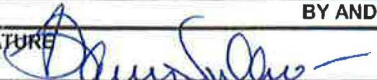
We look forward to working with your staff on the Brownfields program in a new era of Federal, state, and local government cooperation.

Sincerely,


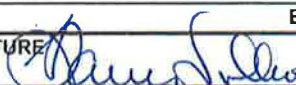
A handwritten signature in black ink, appearing to read "D. R. Lloyd", is written over a horizontal line.

David R. Lloyd, Director  
Office of Brownfields and Land Revitalization

cc: Monica Chapa Smith

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Cooperative Agreement</b>		<b>ASSISTANCE ID NO.</b>			<b>DATE OF AWARD</b> 09/07/2010	
			<b>PRG</b>	<b>DOC ID</b>	<b>AMEND#</b>		
			<b>BF - 00F19501 - 0</b>			<b>TYPE OF ACTION</b> New	<b>MAILING DATE</b> 09/14/2010
						<b>PAYMENT METHOD:</b> ASAP	<b>ACH#</b> 9843
<b>RECIPIENT TYPE:</b> Municipal			<b>Send Payment Request to:</b> Las Vegas Finance Center				
<b>RECIPIENT:</b> City of Texarkana Texas and Arkansas 801 Wood Street Texarkana, TX 75501 EIN: 75-6000436			<b>PAYEE:</b> City of Texarkana 801 Wood Street Texarkana, TX 75501				
<b>PROJECT MANAGER</b> Libby Nix 801 Wood Street Texarkana, TX 75501 E-Mail: LNix@txkusa.org Phone: 903-798-3903		<b>EPA PROJECT OFFICER</b> Samuel Reynolds 1445 Ross Avenue, Suite 1200, (6SF-VB) Dallas, TX 75202-2733 E-Mail: Reynolds.Samuel@epa.gov Phone: 214-665-6682		<b>EPA GRANT SPECIALIST</b> Dannell Brown Grant Programs Section, (6MD-CG) E-Mail: Brown.Dannell@epa.gov Phone: 214-665-7279			
<b>PROJECT TITLE AND DESCRIPTION</b> City of Texarkana Hazardous Substances Assessment This award provides funding to the City of Texarkana to be used to conduct community-wide assessments at potential brownfield sites contaminated with hazardous substances. The grant recipient will conduct site prioritization, then Phase I and Phase II assessments at selected sites. Funds will also be used for public outreach and community involvement/public participation process.							
<b>BUDGET PERIOD</b> 10/01/2010 - 09/30/2013		<b>PROJECT PERIOD</b> 10/01/2010 - 09/30/2013		<b>TOTAL BUDGET PERIOD COST</b> \$200,000.00		<b>TOTAL PROJECT PERIOD COST</b> \$200,000.00	
<b>NOTICE OF AWARD</b>  Based on your application dated 06/10/2010, including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA), hereby awards \$200,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Such award may be terminated by EPA without further cause if the recipient fails to provide timely affirmation of the award by signing under the Affirmation of Award section and returning all pages of this agreement to the Grants Management Office listed below within 21 days after receipt, or any extension of time, as may be granted by EPA. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.							
<b>ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)</b>				<b>AWARD APPROVAL OFFICE</b>			
<b>ORGANIZATION / ADDRESS</b> Grant Programs Section, 6MD-CG 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733				<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 6 EPA Superfund Region 6 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733			
<b>THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY</b>							
<b>SIGNATURE OF AWARD OFFICIAL</b> Digital signature applied by EPA Award Official		<b>TYPED NAME AND TITLE</b> Donna Miller, Chief Grant Programs Section			<b>DATE</b> 09/07/2010		
<b>AFFIRMATION OF AWARD</b>							
<b>BY AND ON BEHALF OF THE DESIGNATED RECIPIENT ORGANIZATION</b>							
<b>SIGNATURE</b> 		<b>TYPED NAME AND TITLE</b> F. Larry Sullivan, City Manager			<b>DATE</b> 9-4-10		



	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Cooperative Agreement</b>		ASSISTANCE ID NO.			DATE OF AWARD 09/07/2010		
			PRG	DOC ID	AMEND#			
			BF - 00F20201 - 0			TYPE OF ACTION New		MAILING DATE 09/14/2010
			PAYMENT METHOD: ASAP			ACH# 9843		
RECIPIENT TYPE: Municipal			Send Payment Request to: Las Vegas Finance Center					
RECIPIENT: City of Texarkana Texas and Arkansas 801 Wood Street Texarkana, TX 75501 EIN: 75-6000436			PAYEE: City of Texarkana Texas 801 Wood Street Texarkana, TX 75501					
PROJECT MANAGER Libby Nix 801 Wood Street Texarkana, TX 75501 E-Mail: LNix@txkusa.org Phone: 903-798-3903		EPA PROJECT OFFICER Samuel Reynolds 1445 Ross Avenue, Suite 1200, (6SF-VB) Dallas, TX 75202-2733 E-Mail: Reynolds.Samuel@epa.gov Phone: 214-665-6682		EPA GRANT SPECIALIST Dannell Brown Grant Programs Section, (6MD-CG) E-Mail: Brown.Dannell@epa.gov Phone: 214-665-7279				
<b>PROJECT TITLE AND DESCRIPTION</b> City of Texarkana, TX Petroleum Assessment This award provides funding to the City of Texarkana and Arkansas to conduct community-wide assessment at potential brownfields sites contaminated with petroleum substances. The grant recipient will conduct site prioritization, then Phase I and Phase II assessments at selected sites. Funds will also be used for public outreach and community involvement/public participation process.								
BUDGET PERIOD 10/01/2010 - 09/30/2013		PROJECT PERIOD 10/01/2010 - 09/30/2013		TOTAL BUDGET PERIOD COST \$200,000.00		TOTAL PROJECT PERIOD COST \$200,000.00		
<b>NOTICE OF AWARD</b>  Based on your application dated 06/10/2010, including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA), hereby awards \$200,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Such award may be terminated by EPA without further cause if the recipient fails to provide timely affirmation of the award by signing under the Affirmation of Award section and returning all pages of this agreement to the Grants Management Office listed below within 21 days after receipt, or any extension of time, as may be granted by EPA. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.								
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)				AWARD APPROVAL OFFICE				
ORGANIZATION / ADDRESS Grant Programs Section, 6MD-CG 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733				ORGANIZATION / ADDRESS U.S. EPA, Region 6 Superfund 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733				
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY								
SIGNATURE OF AWARD OFFICIAL Digital signature applied by EPA Award Official		TYPED NAME AND TITLE Donna Miller, Chief Grant Programs Section			DATE 09/07/2010			
<b>AFFIRMATION OF AWARD</b> BY AND ON BEHALF OF THE DESIGNATED RECIPIENT ORGANIZATION								
SIGNATURE 		TYPED NAME AND TITLE F. Larry Sullivan, City Manager			DATE 10-4-10			



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
WASHINGTON, D.C. 20460

RECEIVED

JUL 18 2011

Per B 1152

JUL 12 2011

OFFICE OF  
SOLID WASTE AND  
EMERGENCY RESPONSE

Honorable Stephen Mayo  
Mayor of Texarkana  
PO Box 1967  
Texarkana, TX 75504

C7-11-11A10:44 RCVD *[Signature]*

Dear Mayor Mayo:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to confirm that the City of Texarkana has been selected as one of the entities with whom EPA will pursue negotiations to award a cooperative agreement for an Environmental Workforce Development and Job Training Grant. The City of Texarkana submitted an outstanding proposal, and we appreciate the tremendous commitment of time and energy that went into its preparation.

In 2010, the Office of Brownfields and Land Revitalization (OBLR) led an effort to more closely collaborate on workforce development and job training with other programs within EPA's Office of Solid Waste and Emergency Response (OSWER). The purpose of this collaboration was to develop a job training cooperative agreement opportunity that includes expanded training in other environmental media outside the traditional scope of just brownfields. Through the newly expanded Environmental Workforce Development and Job Training Grant Program, EPA is working to help states and communities throughout the nation put unemployed and underemployed citizens back to work by training them to clean up and revitalize both brownfields and other hazardous waste sites.

We fully expect that these job training projects will provide benefits to the environment and economy of local communities. Amber Perry, one of the EPA Region 6 Brownfields Job Training Coordinators (214-665-3172), will be working closely with the City of Texarkana to negotiate a cooperative agreement prior to the award of the grant. Amber will work with the City to then develop a work plan that will, in addition to identifying the specific elements of your workforce development training, further define how your identified partners will be involved; will describe how the City can identify and work with prospective employers to hire graduates; and describe how the City will communicate information regarding your training program to prospective employers in your area.

We are very pleased that your application identified entities such as TexAmericas Center, Sustainable Services, and other employers as agreeing to interview and hire graduates. This is the type of collaboration EPA wants to foster and support through this Program.

We look forward to working with your staff to provide environmental training and employment for community residents.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mathy Stanislaus". The signature is written in a cursive, slightly slanted style.

Mathy Stanislaus  
Assistant Administrator

cc: Amber Perry, EPA Region 6



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**  
WASHINGTON, D.C. 20460

MAY 30 2012

OFFICE OF  
SOLID WASTE AND  
EMERGENCY RESPONSE

**Honorable Stephen A. Mayo**  
**Mayor of Texarkana**  
**City Hall - Texas Municipal Building**  
**West 3rd and Texas Boulevard**  
**Texarkana, TX 75501**

**Dear Mayor Mayo:**

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the City of Texarkana, Texas, was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for a brownfields multi-purpose pilot grant. The City of Texarkana, Texas, submitted an outstanding grant proposal, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Mary Kemp, your Regional Brownfields Coordinator (214-665-8358), will work closely with the City of Texarkana, Texas, to negotiate the cooperative agreement prior to the grant award.

We look forward to working with your staff on the Brownfields program in continued Federal, state, and local government cooperation.



Sincerely,

A handwritten signature in black ink, which appears to read "David R. Lloyd", is positioned below the word "Sincerely,".

**David R. Lloyd, Director**  
**Office of Brownfields and Land Revitalization**

**cc: Mary Kemp**



	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Cooperative Agreement</b>		<b>GRANT NUMBER (FAIN):</b> 00F62801		<b>DATE OF AWARD</b> 09/27/2012
			<b>MODIFICATION NUMBER:</b> 0		
			<b>PROGRAM CODE:</b> BF		<b>MAILING DATE</b> 10/04/2012
			<b>TYPE OF ACTION</b> New		<b>ACH#</b> 67020
<b>RECIPIENT TYPE:</b> Municipal			<b>Send Payment Request to:</b> Las Vegas Finance Center		
<b>RECIPIENT:</b> City of Texarkana 220 Texas Blvd. Texarkana, TX 75501 EIN: 75-6000689			<b>PAYEE:</b> City of Texarkana 220 Texas Blvd. Texarkana, TX 75501		
<b>PROJECT MANAGER</b> Craig Lindholm 220 Texas Blvd. Texarkana, TX 75501 E-Mail: CLindolm@txkusa.org Phone: 903-798-3902		<b>EPA PROJECT OFFICER</b> Amber Perry 1445 Ross Avenue, Suite 1200, 6SF-VB Dallas, TX 75202-2733 E-Mail: Perry.Amber@epa.gov Phone: 214-665-3172		<b>EPA GRANT SPECIALIST</b> Dannell Brown Grant Programs Section, 6MD-CG E-Mail: Brown.Dannell@epa.gov Phone: 214-665-7279	
<b>PROJECT TITLE AND DESCRIPTION</b> City of Texarkana Brownfields Multi-Purpose This Brownfields Multi-Purpose Pilot assistance agreement will allow the City of Texarkana, TX to assess and clean up the property located at 203/205 W. Broad Street in Texarkana, TX.					
<b>BUDGET PERIOD</b> 10/01/2012 - 09/30/2015		<b>PROJECT PERIOD</b> 10/01/2012 - 09/30/2015		<b>TOTAL BUDGET PERIOD COST</b> \$440,000.00	
				<b>TOTAL PROJECT PERIOD COST</b> \$440,000.00	
<b>NOTICE OF AWARD</b>					
Based on your application dated 08/14/2012, including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA), hereby awards \$400,000. EPA agrees to cost-share 90.91% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$400,000. Such award may be terminated by EPA without further cause if the recipient fails to provide timely affirmation of the award by signing under the Affirmation of Award section and returning all pages of this agreement to the Grants Management Office listed below within 21 days after receipt, or any extension of time, as may be granted by EPA. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.					
<b>ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)</b>			<b>AWARD APPROVAL OFFICE</b>		
<b>ORGANIZATION / ADDRESS</b> Grant Programs Section, 6MD-CG 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733			<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 6 Superfund 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733		
<b>THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY</b>					
Digital signature applied by EPA Award Official Donna Miller - Chief Grant Programs Section					<b>DATE</b> 09/27/2012
<b>AFFIRMATION OF AWARD</b>					
<b>BY AND ON BEHALF OF THE DESIGNATED RECIPIENT ORGANIZATION</b>					
<b>SIGNATURE</b> 		<b>TYPED NAME AND TITLE</b> Charles L. Bassett, Jr., Interim City Manager			<b>DATE</b> 10-18-12



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
WASHINGTON, D.C. 20460

MAY 31 2012

OFFICE OF  
SOLID WASTE AND  
EMERGENCY RESPONSE

Honorable Stephen A. Mayo  
Mayor of Texarkana  
City Hall - Texas Municipal Building  
West 3rd and Texas Boulevard  
Texarkana, TX 75501

RECEIVED

MAY 31 2012

Per AS

Dear Mayor Mayo:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the City of Texarkana, Texas, was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for a revolving loan fund grant. The City of Texarkana, Texas, submitted an outstanding grant proposal, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.


Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Mary Kemp, your Regional Brownfields Coordinator (214-665-8358), will work closely with the City of Texarkana, Texas, to negotiate the cooperative agreement prior to the grant award.

We look forward to working with your staff on the Brownfields program in continued Federal, state, and local government cooperation.

Sincerely,

David R. Lloyd, Director  
Office of Brownfields and Land Revitalization

cc: Mary Kemp

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Cooperative Agreement</b>		GRANT NUMBER (FAIN): 00F62501		DATE OF AWARD
			MODIFICATION NUMBER: 0		09/26/2012
			PROGRAM CODE: BF		MAILING DATE
			TYPE OF ACTION New		10/03/2012
			PAYMENT METHOD:		ACH# 67020
RECIPIENT TYPE: Municipal			Send Payment Request to: Las Vegas Finance Center		
RECIPIENT: City of Texarkana 220 Texas Blvd. Texarkana, TX 75501 EIN: 75-6000689			PAYEE: City of Texarkana 220 Texas Blvd. Texarkana, TX 75501		
PROJECT MANAGER		EPA PROJECT OFFICER		EPA GRANT SPECIALIST	
Craig Lindholm 220 Texas Blvd. Texarkana, TX 75501 E-Mail: CLindholm@txkusa.org Phone: 903-798-3902		Amber Perry 1445 Ross Avenue, Suite 1200, 6SF-VB Dallas, TX 75202-2733 E-Mail: Perry.Amber@epa.gov Phone: 214-665-3172		Dannell Brown Grant Programs Section, 6MD-CG E-Mail: Brown.Dannell@epa.gov Phone: 214-665-7279	
<b>PROJECT TITLE AND DESCRIPTION</b> City of Texarkana RLF This funding will allow the City of Texarkana, Texas to develop and establish a local Brownfields Program. The City of Texarkana, Texas will make loans and/or subgrants for environmental cleanup, market the Revolving Loan Fund Program, and conduct outreach activities to inform citizens and communities about the program in Texarkana, Texas.					
BUDGET PERIOD 10/01/2012 - 09/30/2016		PROJECT PERIOD 10/01/2012 - 09/30/2016		TOTAL PROJECT PERIOD COST \$1,080,000.00	
				TOTAL BUDGET PERIOD COST \$1,080,000.00	
<b>NOTICE OF AWARD</b>  Based on your application dated 08/10/2012, including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA), hereby awards \$900,000. EPA agrees to cost-share 83.33% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$900,000. Such award may be terminated by EPA without further cause if the recipient fails to provide timely affirmation of the award by signing under the Affirmation of Award section and returning all pages of this agreement to the Grants Management Office listed below within 21 days after receipt, or any extension of time, as may be granted by EPA. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.					
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)			AWARD APPROVAL OFFICE		
ORGANIZATION / ADDRESS Grant Programs Section, 6MD-CG 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733			ORGANIZATION / ADDRESS U.S. EPA, Region 6 Superfund 1445 Ross Avenue, Suite 1200 Dallas, TX 75202-2733		
<b>THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY</b>					
Digital signature applied by EPA Award Official Donna Miller - Chief Grant Programs Section					DATE 09/26/2012
<b>AFFIRMATION OF AWARD</b>					
<b>BY AND ON BEHALF OF THE DESIGNATED RECIPIENT ORGANIZATION</b>					
SIGNATURE		TYPED NAME AND TITLE Charles L. Bassett Jr., Interim City Manager			DATE





OFFICE OF THE ASSISTANT SECRETARY FOR  
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

RECEIVED

APR 04 2014

Per JS

March 18, 2014

The Honorable Bob Bruggeman  
Mayor of Texarkana  
West 3rd And Texas Boulevard  
Texarkana, TX 75501



Dear Mayor Bruggeman:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2014 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special populations across the country. President Obama signed Public Law 113-76 on January 17, 2014, which includes FY 2014 funding for these programs. Your jurisdiction's FY 2014 available amounts are:

Community Development Block Grant (CDBG)	\$311,632
HOME Investment Partnerships (HOME)	\$ 0
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 0
Emergency Solutions Grants (ESG)	\$ 0

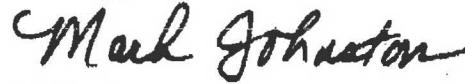
This letter also highlights a few important issues. First, a new requirement regarding the use of CDBG funds was placed in the FY 2014 HUD appropriation bill. A metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act. Also, as you may know, the CDBG program marks its 40<sup>th</sup> anniversary this year; please watch for events to celebrate its achievements.

In addition, please note that Congress increased the FY 2014 appropriation for ESG by 16% from the FY 2013 allocation to \$250 million.

Finally, if you would like assistance from CPD in redesigning, prioritizing or targeting your programs, either you or the head of the agency that administers your program may request technical assistance by visiting the OneCPD Resource Exchange ([www.onecpd.info](http://www.onecpd.info)) and clicking the Technical Assistance tab.

CPD looks forward to working with you in partnership to successfully meet the challenges we face. Please contact your local CPD office if you or your staff has any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Mark Johnston". The signature is written in a cursive, flowing style.

Mark Johnston  
Deputy Assistant Secretary  
for Special Needs Program



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

OFFICE OF ASSISTANT SECRETARY  
FOR COMMUNITY PLANNING AND DEVELOPMENT

April 28, 2011

Mrs. Libby Woodruff  
Grants Coordinator  
City of Texarkana  
220 Texas Blvd  
Texarkana, TX 75501

Dear Mrs. Woodruff:

Congratulations! I am delighted to inform you that the homeless assistance application(s) submitted by your organization in the 2010 McKinney-Vento homeless assistance competition was selected for funding in the amount of \$907,635. Enclosed is a list that contains the name of the individual projects and the project number for each funded application.

The Continuum of Care (CoC) Homeless Assistance Program is an important part of HUD's mission. CoCs all over the country continue to improve the lives of homeless men, women and children through their local planning efforts and through the direct housing and service programs funded in this year's competition. The programs and CoCs funded through the CoC Homeless Assistance Program continue to illustrate their value by improving accountability and performance every year. I commend you on the outstanding work of your program, and encourage you to continue to strive for excellence in the fight against homelessness.

Congratulations again on your award. You will be receiving a letter from your local HUD field office providing more information about finalizing your award. We are counting on you to use these important resources in a timely and effective manner.

Sincerely,

Mercedes Márquez  
Assistant Secretary

Enclosure(s)

Enclosure

TX0298B6T071000

TX-607 - NEW - Texarkana Homeless Coalition: Doorways Home

\$ 907,635

Total Awarded: **\$907,635**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Fort Worth Regional Office, Region VI  
Office of Community Planning and Development  
801 Cherry Street, Unit #45, Ste. 2500  
Fort Worth, TX 76102  
[www.hud.gov](http://www.hud.gov)

SEP 23 2012

F. Larry Sullivan, City Manager  
City of Texarkana  
PO Box 1967  
Texarkana, Texas 75504-1967

Dear Dr. Sullivan:

SUBJECT: Executed Grant Agreement  
Supportive Housing Program  
Project Number TX0298B6T071000

I am pleased to return your copy of the executed Grant Agreement under the Department of Housing and Urban Development's Supportive Housing Program.

If you have any questions, please contact Mark Roy, Senior Community Planning and Development Representative, at (817) 978-5944.

Sincerely,

A handwritten signature in blue ink, which appears to read "Shirley J. Henley", is written over the typed name.

 Shirley J. Henley  
Director

Enclosure





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
801 Cherry Street  
Unit#45-Suite 2500  
Ft. Worth, TX 76102

Grant Number: TX0298B6T071000  
Project Name: TX-607 - NEW - Texarkana Homeless Coalition: Doorways Home  
Total Award Amount: \$907,635  
Component: TH  
Recipient: City of Texarkana  
Official Contact Person and Title: David Orr, Administrative Services Manager  
Telephone Number: (903) 798-3903  
Fax Number: (903) 798-3934  
E-mail Address: [david.orr@txkusa.org](mailto:david.orr@txkusa.org)  
EIN/Tax ID Number: 75-6000689  
DUNS Number: 062929187  
Effective Date: 2/23/12  
Project Location(s): Scattered Sites

### **2010 SUPPORTIVE HOUSING PROGRAM GRANT AGREEMENT - New**

This Grant Agreement is made by and between the United States Department of Housing and Urban Development (HUD) and the Recipient, which is described in section 1 of Attachment A, attached hereto and made a part hereof.

The assistance which is the subject of this Grant Agreement is authorized by the McKinney-Vento Homeless Assistance Act 42 U.S.C. 11381 (hereafter "the Act"). The term "grant" or "grant funds" means the assistance provided under this Agreement. This grant agreement will be governed by the Act, the Supportive Housing rule codified at 24 CFR 583, which is attached hereto and made a part hereof as Attachment B, and the Notice of Funding Availability (NOFA), that was published in two parts. The first part was the Policy Requirements and General Section of the NOFA, which was published June 11, 2010, at 75 FR 33323, and the second part was the Continuum of Care Homeless Assistance Programs section of the NOFA, which is located at <http://archives.hud.gov/funding/2010.grpcoc.cfm>. The term "Application" means the application submission on the basis of which HUD, including the certifications and assurances and any information or documentation required to meet any grant award conditions, on the basis of which HUD approved a grant. The Application is incorporated herein as part of this Agreement, however, in the event of a conflict between any part of the Application and any part of the Grant Agreement, the latter shall control. The Secretary agrees, subject to the terms of the Grant Agreement, to provide the grant funds in the amount specified at section 2 of Attachment A for the approved project described in the application. The Recipient agrees, subject to the terms of the Grant Agreement, to use the grant funds for eligible activities during the term specified at section 3 of Attachment A.

The Recipient must provide a 25 percent cash match for supportive services.

The Recipient agrees to comply with all requirements of this Grant Agreement and to accept responsibility for such compliance by any entities to which it makes grant funds available.

The Recipient agrees to participate in a local Homeless Management Information System (HMIS) when implemented.

If the Recipient is a State or other governmental entity required to assume environmental responsibility, it agrees that no costs to be paid or reimbursed with grant funds will be incurred before the completion of such responsibilities and HUD approval of any required Request for Release of Funds.

The Recipient and project sponsor, if any, will not knowingly allow illegal activities in any unit assisted with grant funds.

The Recipient agrees to draw grant funds at least quarterly.

If, in the application, the Recipient indicated that activities in any project will be carried out in an Empowerment Zone, an Enterprise Community, or an Enhanced Enterprise Community, as designated by HUD or the Department of Agriculture, the Recipient agrees to give priority placement in that project to eligible persons whose last known address was within the designated EZ/EC area or who are homeless persons living on the streets or in shelters within the designated areas.

HUD notifications to the Recipient shall be to the address of the Recipient as written above, unless HUD is otherwise advised in writing. Recipient notifications to HUD shall be to the HUD Field Office executing the Grant Agreement. No change may be made to the project nor any right, benefit, or advantage of the Recipient hereunder be assigned without prior written approval of HUD.

For any project funded by this grant, which is also financed through the use of the Low Income Housing Tax Credit, the following applies:

HUD recognizes that the Recipient or the project sponsor will or has financed this project through the use of the Low-Income Housing Tax Credit. The Recipient or project sponsor shall be the general partner of a limited partnership formed for that purpose. If grant funds were used for acquisition, rehabilitation or construction, then, throughout a period of twenty years from the date of initial occupancy or the initial service provision, the Recipient or project sponsor shall continue as general partner and shall ensure that the project is operated in accordance with the requirements of this Grant Agreement, the applicable regulations and statutes. Further, the said limited partnership shall own the project site throughout that twenty-year period. If grant funds were not used for acquisition, rehabilitation or new construction, then the period shall not be twenty years, but shall be for the term of the grant agreement and any renewal thereof. Failure to comply with the terms of this paragraph shall constitute a default under the Grant Agreement.

For any project receiving funds for acquisition, construction or rehabilitation, the following applies:

The Recipient is required to execute and file for record a deed restriction, covenant running with the land or similar arrangement that will assure to HUD's satisfaction, compliance with the twenty-year term of commitment and a lien against the property, in a form to be approved by HUD, to secure HUD's interest in the repayment of the grant.

If the Recipient and/or subrecipient wishes to sell or otherwise dispose of the assisted real property, they must request and receive written approval from the Department to dispose of the real property, advertise that disposition conditions apply to the assisted property, and abide by any other terms or conditions prescribed by HUD in the approval letter.

For projects involving acquisition, compliance with the recording requirement must be documented before release of any funds other than acquisition funds. For projects involving new construction or rehabilitation activities, compliance must be documented prior to the first release of federal funds. Evidence will be an original, executed document, in a form satisfactory to HUD, accompanied by a recording receipt. Upon completion of recordation, Recipient will provide HUD with an original, executed, recorded document.

A default shall consist of any use of grant funds for a purpose other than as authorized by this Grant Agreement, failure in the Recipient's duty to provide the supportive housing for the minimum term in accordance with the requirements of the Attachment A provisions, noncompliance with the Act or Attachment B provisions, any other material breach of the Grant Agreement, or misrepresentations in the application submissions which, if known by HUD, would have resulted in this grant not being provided. Upon due notice to the Recipient of the occurrence of any such default and the provision of a reasonable opportunity to respond, HUD may take one or more of the following actions:

- (a) direct the Recipient to submit progress schedules for completing approved activities; or
- (b) issue a letter of warning advising the Recipient of the default, establishing a date by which corrective actions must be completed and putting the Recipient on notice that more serious actions will be taken if the default is not corrected or is repeated; or
- (c) direct the Recipient to establish and maintain a management plan that assigns responsibilities for carrying out remedial actions; or
- (d) direct the Recipient to suspend, discontinue or not incur costs for the affected activity; or
- (e) reduce or recapture the grant; or
- (f) direct the Recipient to reimburse the program accounts for costs inappropriately charged to the program; or
- (g) continue the grant with a substitute Recipient of HUD's choosing; or
- (h) other appropriate action including, but not limited to, any remedial action legally available, such as affirmative litigation seeking declaratory judgment, specific performance, damages, temporary or permanent injunctions and any other available remedies.

✓ No delay or omission by HUD in exercising any right or remedy available to it under this Grant Agreement shall impair any such right or remedy or constitute a waiver or acquiescence in any Recipient default.

Recipients of assistance for acquisition, rehabilitation, or new construction shall file a certification of continued use for supportive housing for each year of the 20-year period from the date of initial occupancy.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the Central Contractor Registration (CCR) database, and the Federal Funding Accountability and Transparency Act, including Appendix A to 2 CFR Part 25 (final guidance entitled Financial Assistance Use of Universal Identifier and Central Contractor Registration, published September 14, 2010 at 75 FR 55671) and Appendix A to 2 CFR Part 170 (interim final guidance entitled Requirements for Federal Funding Accountability and Transparency Act Implementation, published September 14, 2010 at 75 FR 55663).

This Grant Agreement constitutes the entire agreement between the parties hereto, and may be amended only in writing executed by HUD and the Recipient. More specifically, the Recipient shall not change recipients, location, services, or population to be served nor shift more than 10 percent of funds from one approved type of eligible activity to another without the prior written approval of HUD. The effective date of this Grant Agreement shall be the date of execution by HUD, except with prior written approval by HUD.

## SIGNATURES

This Grant Agreement is hereby executed as follows:

**UNITED STATES OF AMERICA**  
**Secretary of Housing and Urban Development**

By: Gary Holtberg 2/23/12  
Signature and Date

GARY HOLTBERG  
Print name of signatory

DEPUTY DIRECTOR, CPD  
Title

## RECIPIENT

City of Tarrant, Texas  
Name of Organization

By: Danny Sullivan — 2-13-12  
Authorized Signature and Date

D. LARRY SULLIVAN  
Print name of signatory

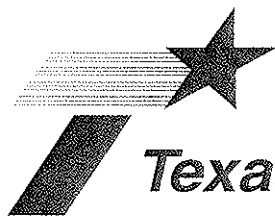
City Manager, Tarrant, Texas  
Title



**United States Department of Agriculture  
Agricultural Marketing Service  
AGREEMENT FACE SHEET**

<b>1. Accounting Code:</b> 14142500DB80TMD3400ZZZZZZ		<b>2. Vendor I.D. (EIN):</b> 75-6000689		<b>3. DUNS Number:</b> 062929187	
<b>4. Agreement Number:</b> 14-FMPPX-TX-0157		<b>5. Type of Instrument:</b> Grant		<b>6. CFDA Number:</b> 10.168	
<b>7. Title of Agreement:</b> Texarkana Farm to Table Initiative: Expanding Local Producer to Consumer Opportunities in Low Income Neighborhoods					
<b>8. Objective:</b> To increase low-income participation in area farmers' markets through increased SNAP/WIC benefits, launch a mobile farmers market with four locations, and expand farmer training and entrepreneurial development.					
<b>9. Statement of Work:</b> This agreement shall be carried out by the organizational units or officials of the Federal Agency and the Grantee in the manner and subject to the conditions provided in the Farmers' Market Promotion Program (FMPP) Grant Program General Terms and Conditions attached hereto and made a part of this agreement.					
<b>10. Legal Authority:</b> The Agricultural Act of 1946 (7 U.S.C. 1621-1627), the Farmer-to-Consumer Direct Marketing Act of 1976 (7 U.S.C. 3001-3006) and the recent passage of the Agriculture Act of 2014 (Public Law 113-79) (2014 Farm Bill) that reauthorized, funded, expanded, and renamed the Farmers Market Promotion Program as the "Farmers' Market and Local Food Promotion Program" (7 U.S.C. 3005).					
<b>11. Federal Agency (Name and Address):</b> Farmers' Market Promotion Program Agricultural Marketing Service United States Department of Agriculture Washington, DC 20250			<b>12. Grantee:</b> City of Texarkana, Texas 220 Texas Boulevard Texarkana, TX 755010		
<b>13. Federal Agency Project Manager:</b> Carmen H. Humphrey, FMPP Program Manager Telephone: (202) 720-8317 Email: Carmen.Humphrey@ams.usda.gov			<b>14. Grantee Project Coordinator:</b> John Whitson Telephone: (903)798-3900 E-mail: david.orr@txkusa.org		
<b>15. Period of Performance:</b> September 30, 2014 thru September 29, 2016			<b>16. Federal Agency Funding Amount:</b> \$93,746		<b>Non-Federal Matching Amount:</b> \$0
<b>PROVISIONS</b>					
<b>This Grant Award incorporates the following:</b> <ul style="list-style-type: none"> <li>The referenced grantee 2014 FMPP Project Proposal Narrative and Supplemental Budget, including any AMS budget revisions – incorporated by reference.</li> <li>The grantee will complete activities outlined in the FMPP Project Proposal, Supplemental Budget Narrative, and Approved Award Budget.</li> <li>The Grantee agrees to comply with and require Sub-Grantees to comply with the requirements in the Farmers' Market Promotion Program (FMPP) Grant Program General Terms and Conditions – incorporated by reference.</li> <li>7 CFR Part 3015, 7 CFR Part 3016, 7 CFR Part 3019, and FAR 31.2 – incorporated by reference.</li> <li>The FMPP Announcement, Fiscal Year 2014 Request for Applications, including all requirements and post-award grant management – incorporated by reference.</li> <li>The obligation of funds may be terminated without further cause unless the recipient commences the timely drawdown of funds; Initial drawdown must be made within the first eight (8) months of the project.</li> <li>Awards made under this announcement are subject to the provisions contained in the Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2012, P.L. No. 112-55, Division A, Sections 738 and 739 regarding corporate felony convictions and corporate federal tax delinquencies.</li> </ul>					
<b>FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE</b>					
This agreement, subject to the provisions above, shall constitute an obligation of funds on behalf of the Government, unless amended or terminated by mutual consent of the parties in writing, or terminated by either party upon 60 days notice in writing.					
<b>17. Federal Agency Representative Approval:</b>  Arthur L. Neal Deputy Administrator Transportation and Marketing Programs Agricultural Marketing Service			<b>18. Grantee Representative Approval (Please Print):</b> Name: <u>John A. Whitson</u> Title: <u>City Manager</u> <u>Texarkana, TX</u>		
<b>19. Federal Agency Representative Approval Signature:</b>  ARTHUR NEAL <small>Digitally signed by ARTHUR NEAL DN: cn=J. A. Neal, o=USDA, ou=Department of Agriculture, email=ARTHUR.NEAL@aphis.usda.gov, c=US Date: 2014.09.24 09:24:29 -0400</small>		<b>20. Grantee Representative Approval Signature:</b>  <u>John A. Whitson</u>		<b>Date:</b> <u>13 OCT 14</u>	





# Texas Department of Transportation

DEWITT C. GREER STATE HIGHWAY BLDG. • 125 E. 11TH STREET • AUSTIN, TEXAS 78701-2483 • (512) 463-8585

July 30, 2010

Ms. Libby Nix  
Grants Division Coordinator  
City of Texarkana  
220 Texas Blvd.  
Texarkana, Texas 75501

RECEIVED

1/26 (2 2010

Per JS 1024

Dear Ms. Nix:

On behalf of the Texas Transportation Commission and the Texas Department of Transportation (TxDOT), I am pleased to advise you that the Downtown Transportation Enhancement Project, submitted for the Transportation Enhancement Program has been selected for funding. The maximum federal funding available for this project is \$626,770.

Please be advised that project nominators are required to execute a project agreement with TxDOT. According to the program rules, the agreement must be executed within one year of this notification letter. Failure to execute the agreement within the allotted time period will jeopardize the federal funding. Also, please remember that no reimbursement costs can be incurred, or negotiations for real property can occur, until the agreement is executed and the Federal Highway Administration authorizes funding for the project.

A representative from TxDOT's Atlanta District Office will be contacting you in the near future to initiate the development of the project agreement and to discuss the requirements associated with implementing a federal-aid transportation project.

Again, I want to congratulate you on your selected project.

Sincerely,

Mark A. Marek, P.E.  
Director, Design Division

cc: Robert H. Ratcliff, P.E., Atlanta District Engineer, TxDOT  
Deanne Simmons, Atlanta District, TxDOT

Project No. STP 2011(215)TE/ATL.BW.7001

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Texarkana, Texas

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000689

\* c. Organizational DUNS:

0629291870000

**d. Address:**

\* Street1:

P.O. Box 1967

Street2:

\* City:

Texarkana

County/Parish:

\* State:

TX: Texas

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

75504-1967

**e. Organizational Unit:**

Department Name:

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Daphnea

Middle Name:

\* Last Name:

Ryan

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

903-798-3934

Fax Number:

\* Email:

dryan@txkusa.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Texarkana, Texas EPA Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

1

\* b. Program/Project

1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2016

\* b. End Date:

09/30/2019

**18. Estimated Funding (\$):**

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Adrianna

Middle Name:

\* Last Name:

Hallford

Suffix:

\* Title:

Grants Developer

\* Telephone Number:

(903) 277-7968

Fax Number:

\* Email:

adra.hallford@txkusa.org

\* Signature of Authorized Representative:

Adrianna Hallford

\* Date Signed:

12/18/2015